

APPALACHIAN CLUBHOUSE

Great Smoky Mountains National Park
Elkmont Historic District
Sevier County, TN

HISTORIC STRUCTURE REPORT



February 17, 2009

For
Great Smoky Mountains National Park, Southeast Region
National Park Service

By
Joseph K. Oppermann - Architect, P.A.
539 N. Trade Street Winston-Salem, NC 27101
336/721-1711 FAX 336/721-1712
joskopp@mindspring.com

TABLE OF CONTENTS

MANAGEMENT SUMMARY

Project Team	ii
Executive Summary	1-3
Administrative Data	4-5

PART I – DEVELOPMENTAL HISTORY

A. Historical Background and Context	I.A.1-9
B. Chronology of Development and Use	I.B.1-4
C. Physical Description	I.C.1-47

PART II – TREATMENT & USE

A. Ultimate Treatment & Use	II.A.1-2
B. Requirements for Treatment	II.B.1-1
C. Alternatives for Treatment	II.C.1-6
D. Recommendations	II.D.1-2

REFERENCES

APPENDICES

- A. 2008: As-found Measured Drawings

PROJECT TEAM

*Building Investigation/
Building Condition Assessment*

Joseph K. Oppermann, FAIA
Joseph K. Oppermann – Architect, P.A.
Winston-Salem, NC

Building Recordation

Joseph K. Oppermann, FAIA
Joseph K. Oppermann – Architect, P.A.
Winston-Salem, NC

Document Layout

Mark Kasprzyk
Joseph K. Oppermann – Architect, P.A.
Winston-Salem, NC

Project Manager

Dianne Flaugh, Landscape Architect
National Park Service
Great Smoky Mountains National Park
Gatlinburg, TN

Technical Review

Tommy H. Jones, Architectural Historian
National Park Service
Southeast Regional Office
Atlanta, GA

EXECUTIVE SUMMARY

Although Native Americans had settled along the Little River Valley for centuries, the first permanent Euro-American occupation began with the 1785 Treaty of Dumplin Creek, whereupon the Cherokees ceded their lands to the United States. With the opening of the territory, settlers began to farm the mountain valleys and coves.

The heavily forested and rugged mountain terrain initially inhibited extensive settlement or travel through the area. By the later part of the 19th century, however, family-owned companies began to cut and laboriously haul the timber out of the mountains. Larger timber companies soon turned their attention to the Great Smoky Mountains, especially after timberlands in the northeast and Great Lakes area were significantly depleted.

In 1901, one such larger company, the Little River Lumber Company, began purchasing land in Sevier County. The company set up its headquarters and constructed a large band mill in Tuckaleechee Cove, which they named Townsend. To extract the valuable hardwoods from upper elevations, the lumber company created the Little River Railroad Company in 1901. The Little River Railroad connected to the Knoxville & Augusta Railroad and later would be extended to link the mountainous areas with the company headquarters at Townsend. By 1908, the railroad extended to the Little River Valley where a lumber camp was established. This camp was to become a base of operations and a community of workers and their families soon took root and called it Elkmont.

The linking of the railroad to isolated mountainous regions greatly affected the

area. Although constructed for timbering, the railroad allowed the Little River Lumber Company to benefit from the tourist potential inherent in the remote beauty of the Little River Valley. The Company allowed Knoxville sportsmen to use the railroad to reach hunting and fishing locations in the backcountry. Before long, the railroad included an observation car that took travelers from Knoxville to Elkmont every Sunday. As these excursions grew in popularity, they came to be offered several days a week and, by 1909, tourists traveled daily from Knoxville's Southern Station to Elkmont.

As land was cleared, the Lumber Company began to promote the area for development and in 1910, deeded 50 acres to the Appalachian Club while retaining timber and mineral rights. The Appalachian Club was a Knoxville-based sportsmen's club composed primarily of businessmen who sought hunting and fishing opportunities in the mountains. The club would become more social over time and the primary clubhouse was built south of Elkmont. Its members were mostly from Knoxville but also from other cities in the South. Although the Appalachian Club served as both clubhouse and hotel, club members soon constructed cabins around the clubhouse and the area quickly developed into its own community.

In 1911, the Little River Lumber Company made another deed of land, selling acreage just north of the Elkmont Community to C.B. Carter. Carter and his brother founded the Wonderland Park Company and constructed the Wonderland Park Hotel on their new acreage in 1912. Like the Appalachian Club, the Wonderland Hotel catered to those seeking relaxation and

recreation in a mountain landscape. The Wonderland Club was similar to the Appalachian Club with its members' cabins clustered near the hotel.

Meanwhile, the little community of Elkmont that began as a lumber camp in 1908 became a sizable town as the Little River Lumber Company increased its operations in the valley. Elkmont was situated in a relatively flat area created by the junction of the Little River and Jakes Creek. Inhabited mostly by workers and their families, the town had a character distinct from its neighbors at the Appalachian and Wonderland clubs. At its peak, Elkmont town could boast of several dozen dwellings, a few commercial buildings, a school, and two churches. The buildings were often stark and utilitarian, reflecting the town's impermanence and hard working residents. The decline of the early lumber town coincided with the relocation of the Little River Company's operations in 1923, and discontinuation of the Rail Company in 1925. The loss of its primary employer and their designation as part of a national park signaled Elkmont's end as a year-round community. Between 1934 and 1942, the majority of the town was removed with many frame buildings dismantled for their lumber

The loss of transportation also initiated changes for the club members. Fortunately, the loss of the rail line coincided with the rising popularity of the automobile. The Little River Railroad tracks were replaced by a gravel road for automobile traffic. New and improved roads were built in the region as part of the nationwide trend. Rebuilding became a profitable enterprise during the 1920s and reflected the demand for efficiency and enjoyment of auto travel.

The rise in good roads and automobile ownership brought more people to the Elkmont clubs. Visitors spent their time in rustic, yet comfortable cabins, enjoyed their

meals at the club, and enjoyed dances in the ballroom. Outdoor activities were naturally the focus of their stay. The increased membership necessitated an increase in infrastructure. Boardwalks were built, swimming holes created, and amenities extended. In addition to the private cabins, the construction included numerous outbuildings such as guest cottages, servants' quarters, wood sheds, garages and privies. Construction continued at both clubs throughout the 1920s.

The establishment of the Great Smoky Mountains National Park (GSMNP), which was approximately seventeen years in the making, from 1923 to 1940, brought about the demise of the club communities. Unlike previous national parks, with land donated or already in Federal domain, property had to be purchased by the states of North Carolina and Tennessee for transfer to the Federal Government. The property was often purchased from reluctant, property holders. An agreement was eventually reached with Elkmont residents in 1932 whereby land owners would receive lifetime leases in return for sale of their property at half the appraised value.

In 1952, the lease terms were reconstituted as members of both clubs exchanged their lifetime leases for a fixed 20-year lease in exchange for commercial power service. The leases were again extended for another twenty years in 1972 with the majority expiring in 1992. In 1994, the properties associated with the two clubs were listed on the National Register of Historic Places as the Elkmont Historic District, and in 2001, the last of the leases finally expired. All properties are now under National Park Service ownership.

The importance of the district rests not only in its architectural integrity, but also in its association with the development of summer resort communities during the early

twentieth century. These communities were the products of a renewed interest in nature and outdoor recreation, and their architecture, landscaping and planning reflect this admiration for a “back-to-nature” lifestyle.

The park’s 1982 General Management Plan (GMP) states in part, “...leases for approximately 50 structures ...will expire in 1992, and four remaining leases will expire in 2001. None of these leases will be extended, and the structures are proposed for removal on termination of the leases. Building sites will be returned to a natural state.”

Subsequent to the preparation of the GMP, the Elkmont Historic District was listed in the National Register of Historic Places and the proscribed GMP actions for this district were determined to constitute adverse effects. Resolution was reached and in late December, 2008 a Memorandum of Agreement was circulated for signing by representatives of the Advisory Council on Historic Preservation, the National Park Service, the Tennessee State Historic Preservation Officer and other parties. The Memorandum of Agreement states in part, “...eighteen contributing and one non-contributing building will be retained....A total of 30 contributing buildings will be removed.”

In anticipation of these actions, the park contracted with contracted in 2008 with Joseph K. Oppermann – Architect, P.A., for the purpose of preparing an historic structure report for the Appalachian Clubhouse, one of the buildings to be retained. The study team included Joseph K. Oppermann, FAIA, historical architect, and Mark Kasprzyk, senior technical assistant.

In the preparation of these historic structure reports, Diane Flaugh, Great Smoky Mountains National Park landscape

architect, provided copies of relevant documents from park files. Tommy Jones, architectural historian of the National Park Service’s Southeast Regional Office, provided technical review.

Oppermann and Kasprzyk took field measurements; Kasprzyk prepared digitized drawings of floor plans and specific architectural elements. Kasprzyk reviewed the historical assessments previously compiled by the National Park Service and prepared the historical summaries of this HSR. Oppermann with the assistance of Kasprzyk investigated the building fabric to assess physical condition and to determine the evolutionary history of the building. No invasive methods of investigation were employed. No equipment was tested. Photo-documentation of the buildings and site were prepared.

ADMINISTRATIVE DATA

Locational Data

Building Name: Appalachian Clubhouse

Location: Elkmont Historic District
Great Smoky Mountains National Park

County: Sevier County

State: Tennessee

Related Studies

National Park Service U.S. Department of the Interior. *Elkmont Historic District. Draft Environmental Impact Statement and General Management Plan Amendment. Vol. 1.* Gatlinburg, TN: National Park Service, 2006. (Proper Citation?)

Thomason and Associates. *The History and Architecture of the Elkmont Community.* Atlanta, GA: Southeast Region National Park Service, 1993.

Thomason, Phillip and Dr. Michael Ann Williams. Revised by Len Brown. *National Register of Historic Places Registration Form; Elkmont Historic District, Great Smoky Mountains National Park,* 1994.

TRC Garrow Associates, Inc. *Archaeological Investigations in the Elkmont Historic District, Great Smoky Mountains National Park, Sevier County, Tennessee.* Unpublished draft report submitted to Great Smoky Mountains National Park, Sevier County, TN.

TRC Garrow Associates, Inc. *Cultural Resources of the Elkmont Historic District, Great Smoky Mountains National Park, Sevier County, Tennessee.* Unpublished report submitted to Great Smoky Mountains National Park, Sevier County, TN, 2004.

Real Property Information

Acquisition Date:

Numbering Information

LCS #: 266607

Structure Number: EHD-52

FMSS Number: 80224

Size Information

Total Floor Area: 4,966± square feet (includes exterior porches)
First Floor Area: 3,000± square feet
Second Floor Area: N.A.
Additional Floor Area: 1,136 (exterior porches)
Crawl Space Area: 3,306± square feet
Finished Basement Area: N.A.
Unfinished Basement Area: 830± square feet
Roof Area: 4,136± square feet
Perimeter Length: 314'-0"±
Number of Stories: One
Number of Rooms: Sixteen
Number of Bathrooms: Two (possibly three)

Cultural Resource Data

National Register Status: Listed; Contributing Structure
National Register Date: Listed 1994
Period of Significance: 1908 to 1940.

PART I. DEVELOPMENT HISTORY

A. HISTORICAL BACKGROUND AND CONTEXT

The Elkmont Historic District was established in 1994 and is located in Great Smoky Mountains National Park in Sevier County, Tennessee. The district consists mainly of early twentieth-century rustic summer cabins, a social clubhouse, and several outbuildings that were constructed primarily between 1910 and 1930 and organized around two clubs, the Appalachian Club and the Wonderland Club. While the contributing structures maintain much of their historic integrity, the buildings have been mostly vacant since 1992 and are in various states of disrepair. The importance of the district rests not only in its architectural integrity, but also in its association with the development of summer resort communities during the early twentieth century. These communities were the products of a renewed interest in nature and outdoor recreation, and their architecture, landscaping and planning earnestly sought to express this “back-to-nature” approach.

The following summation of the Elkmont Communities’ historical background and context is based primarily on the following sources: 1. Thomason and Associates’ 1993 report for the National Park Service, *The History and Architecture of the Elkmont Community*; 2. Thomason and Associates’ National Register Nomination for “Elkmont Historic District, Great Smoky Mountains National Park”; 3. TRC Garrow Associates, Inc.’s report *Cultural Resources of the Elkmont Historic District*; 4. TRC Garrow Associates, Inc.’s *Archaeological Investigations in the Elkmont Historic District*; and 5. the National Park Service’s report *Elkmont Historic District. Draft Environmental Impact Statement and General Management Plan Amendment*. Unless otherwise indicated, information is

from the sources noted above. Since numerous studies, reports and books adequately document Elkmont’s history, this Historic Structures Report focuses mainly on physical investigation of the building rather than additional archival research.

Environment

Nestled in the Little River valley of the Tennessee portion of the Great Smoky Mountains National Park, the Elkmont community is ideally situated for a mountain get-a-way. The valley sits approximately 2,000 feet above sea level and is enclosed by steeply sloped forested mountains. Within these mountains one may find a biologically rich environment with a diversity of plants, animals and invertebrates that inhabit the area. Temperate weather and high levels of rainfall have promoted both human settlement and plant growth. The Little River and its tributary, Jakes Creek, form the main spines through the valley with additional branches that originate in the upper elevations of the surrounding mountains. Given the narrowness of the valley, flat areas are restricted to locations adjacent to the waterways which have historically been the areas of settlement.

Early Euro-American Settlement

Although Native Americans settled in the Little River valley for centuries, the first permanent Euro-American occupation occurred after the 1785 Treaty of Dumplin Creek, when the Cherokees ceded their lands to the United States. With the opening of the territory, settlers began to farm the mountain valleys and coves. Two families, Owenby and Trentham, came to own much of the land along Jakes Creek on which they constructed their single and

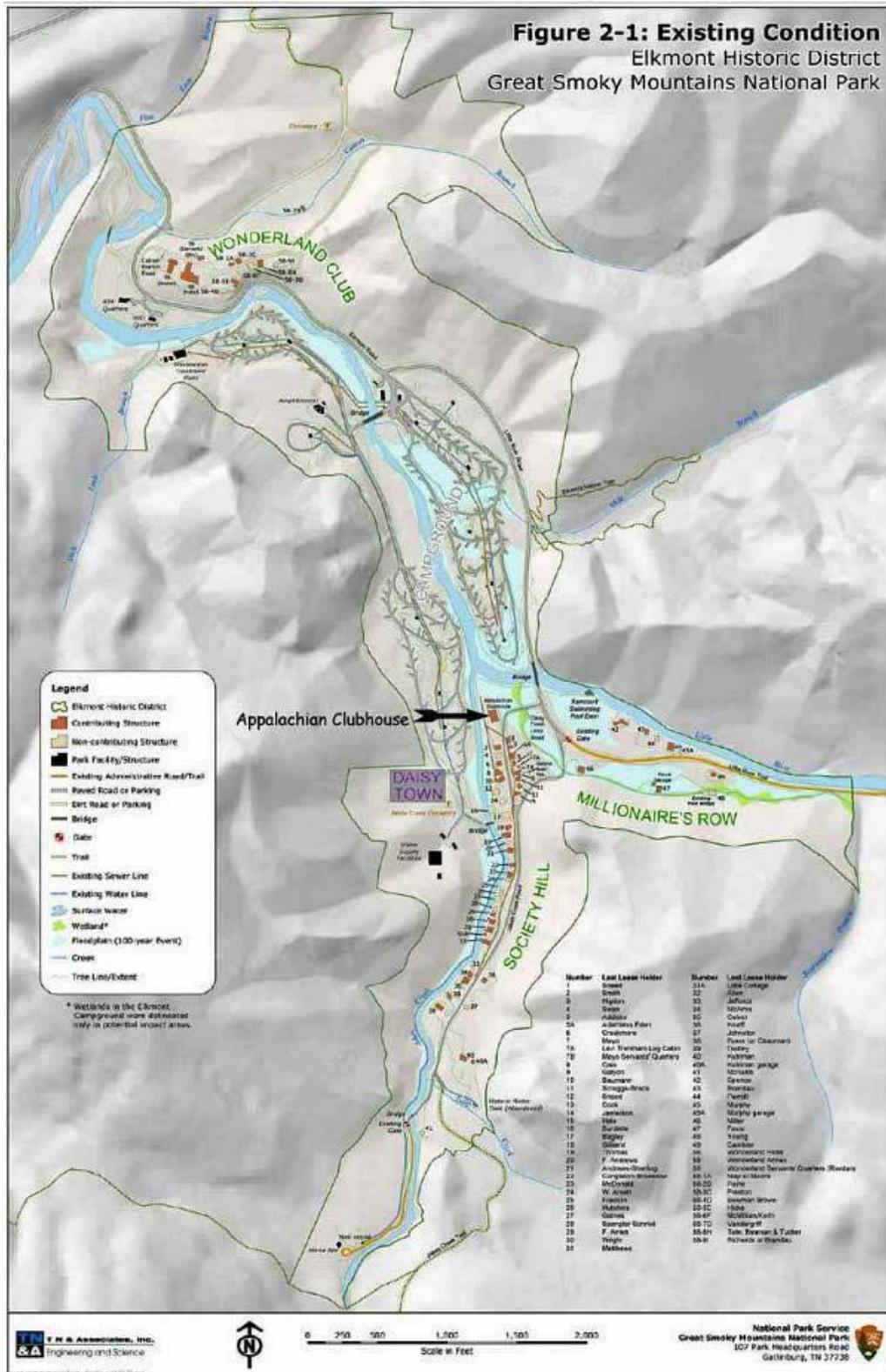


Figure A-1. Map of Elkmont Historic District (National Park Service).

double-pen log dwellings, farm buildings and mills.

The heavily forested and rugged mountain terrain initially inhibited extensive settlement or travel through the area. By the later part of the 19th century, however, family-owned companies, especially the J.L. English Company and Swaggert & Eubanks, began to cut and laboriously haul the timber out of the mountains. Larger timber companies soon saw opportunity in the Great Smoky Mountains, especially after timberlands in the northeast and Great Lakes area were largely depleted. These companies had a substantial impact on the surrounding environment by the early twentieth century, for with their greater capital came more efficient means and methods of extracting the timber and a corresponding destruction of mountain habitat.



Figure A- 2. Avent Cabin, Elkmont, built by Owenby family in 1845.

Arrival of Little River Lumber Company

In 1901, the Little River Lumber Company began purchasing land in Sevier County. The company set up its headquarters and constructed a large band mill in Tuckaleechee Cove, which they named Townsend, after the company founder and general manager, Col. W. B. Townsend. To extract the valuable hardwoods from upper elevations, the lumber company created the Little River Railroad Company in 1901. The Little River Railroad connected to the

Knoxville & Augusta Railroad and later would be extended to link the mountainous areas with the company headquarters at Townsend. By 1908, the railroad extended to the Little River Valley where a lumber camp was established. This camp was to become a base of operations and a community of workers and their families soon took root and called it Elkmont.

The linking of the railroad to isolated mountainous regions greatly affected the area. Although constructed for timbering, the railroad allowed the Lumber Company to benefit from the tourist potential inherent in the remote beauty of the Little River Valley. The Company allowed Knoxville sportsman to use the railroad to reach hunting and fishing locations in the backcountry. Before long, the railroad included an observation car that took travelers from Knoxville to Elkmont every Sunday. As these excursions grew in popularity, they came to be offered several days a week and, by 1909, tourists traveled daily from Knoxville's Southern Station to Elkmont.



Figure A- 3. Undated photograph of Little River Railroad Company observation car near Elkmont. (www.littleriverrailroad.org).

Appalachian Club

As land was cleared, the Lumber Company began to promote the area for development and in 1910, deeded 50 acres to the Appalachian Club while retaining timber

and mineral rights. The Appalachian Club was a Knoxville-based sportsmen’s club composed primarily of businessmen who sought hunting and fishing opportunities in the mountains. The club would become more social over time and the primary clubhouse was built south of Elkmont. Members, mostly from Knoxville but also from other cities in the South, soon constructed cabins around the new clubhouse; the area soon developed into its own community.



Figure A- 4. Exterior of the original Appalachian Clubhouse, circa 1910 (Photo from Images of America: The Great Smoky Mountains National Park by Steve Cotham).

The Appalachian Clubhouse served as both a Clubhouse and hotel. An annex was added onto the Clubhouse early on to provide additional accommodations for its members. Based on early photos, the original Clubhouse was designed in the same rustic style that was prevalent throughout the district. It was a two-story wood frame structure with a large porch that stretched the width of the building. Two masonry chimneys can be seen in an early photograph rising up at the front elevation. One can imagine that the fireplaces for these two chimneys opened into a spacious room used for dining, dancing, and other social events. To keep the Club members from getting dirty as they traveled to-and-from the Clubhouse, a boardwalk was built that connected to the cottages.



Figure A- 5. People socializing on the original Appalachian Clubhouse porch (Photo from Images of America: The Great Smoky Mountains National Park by Steve Cotham).

The building was the Appalachian Club’s principle clubhouse and also functioned as a hotel for overnight guests. Ten hotel rooms were initially constructed, but more were added as membership grew. The Clubhouse offered many modern amenities to its successful and wealthy members. According to a 1914 brochure, the Appalachian Club, “has made extensive improvement on its club house and annex since last year, and is now in position to serve its members better than ever before.”¹ Some of the changes mentioned in the brochure include a complete water and sewerage system and electric lighting.

The Appalachian Club’s members included many of Knoxville’s social elite. Their retreat into the mountains brought with many of the elements of their social standards and formality. The Clubhouse was a place where meals were served by waiters, nurses watched over the children, its members arrived well attired to formal costume parties and performances.² Societal manners and customs were essentially brought to the mountains, despite

¹ Thomason and Associates, *The History and Architecture of the Elkmont Community* (Report for National Park Service Southeast Region, Atlanta Georgia, 1993), pg. 11.

² *Ibid.*, 17.

being camouflaged by the rusticity and ruggedness of the environment.

Opportunities for recreation and leisure abounded at the Appalachian Club and were promoted in brochures by the Little River Railroad and Knoxville & Augusta Railroad. The natural surroundings, cozy cottages, and amenities such as water supply, waste disposal, and electricity were advertised to entice newcomers. The Club enabled visitors to enjoy nature at their leisure, without great sacrifice to their comfort.

Wonderland Park Company (Club)

In 1911, the Little River Lumber Company made another deed of land, selling acreage just north of the Elkmont Community to C.B. Carter. Carter and his brother founded the Wonderland Park Company and constructed the Wonderland Park Hotel on their new acreage in 1912. Like the Appalachian Club, the Wonderland Hotel catered to those seeking relaxation and recreation in a mountain landscape, and was conveniently reached by the daily passenger train, the Elkmont Special. The Wonderland Hotel was also advertised by the two rail lines in brochures promising an array of outdoor activities, such as fishing, horseback riding and mountain climbing, as well as social events and formal dances.

Only a year later, the Carter Brothers activities were drawing attention. They were associated with aggressive or deceitful sales tactics and were selling land quickly. A legal dispute in 1913 disrupted any plans the brothers may have had for the property; and the land was sold instead to a group of Knoxville residents who established the Wonderland Club. The Wonderland Club was similar to the Appalachian Club with its members' cabins being near the hotel.



Figure A- 6. Undated photograph of Wonderland Hotel (GSMNP Coll.).

The Town of Elkmont

The little community that began as a lumber camp in 1908 soon became a sizable town as the Little River Lumber Company increased its operations in the valley. Elkmont was situated in a relatively flat area created by the junction of the Little River and Jakes Creek.³ Inhabited mostly by workers and their families, the town had a character distinct from its neighbors at the Appalachian and Wonderland clubs. At its peak, Elkmont town could boast of several dozen dwellings, a few commercial buildings, a school, and two churches. The buildings were often stark and utilitarian, reflecting the town's impermanence and hard working residents. The decline of the early lumber town coincided with the relocation of the Little River Company's operations in 1923, and discontinuation of the Rail Company in 1925. The loss of its primary employer and their designation as part of a national park signaled Elkmont's end as a year-round community. Between 1934 and 1942, the majority of the town was removed with many frame buildings dismantled for their lumber. In the late 1930s, the Civilian Conservation Corps chose the site for their camp which in 1952, was changed into a National Park Service campground.

³ "Elkmont, Tennessee," www.wikipedia.org.

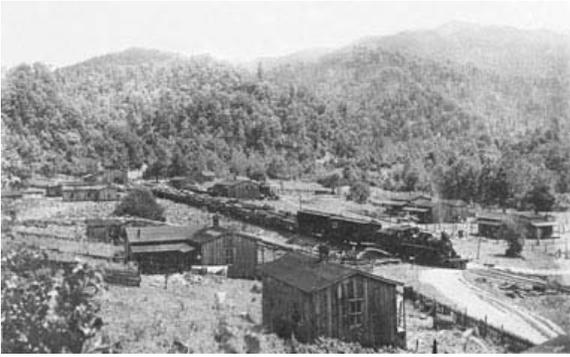


Figure A- 7. Documentary photograph of log train in Elmont (www.littleriverrailroad.org/)

Retreat of the Lumber Company and Rise in Tourism

The relocation of the Little River Lumber Company and the abandoned railroad severely affected the Elkmont community; but the loss of transportation also initiated changes for the club members. Fortunately, the loss of the rail line coincided with the rising popularity of the automobile. The Little River Railroad tracks were replaced by a gravel road for automobile traffic. New and improved roads were built in the region as part of the nationwide trend. Rebuilding became a profitable enterprise during the 1920s and reflected the demand for efficiency and enjoyment of auto travel. Road improvements were spurred on by businessmen and organizations that sought to increase automobile travel and bring potential business to their communities.

The rise in good roads and automobile ownership brought more people to the Elkmont clubs. Visitors spent their time in rustic, yet comfortable cabins, enjoyed their meals at the club, and enjoyed dances in the ballroom. Outdoor activities were naturally the focus of their stay. Popular activities included swimming, hiking, picnicking or playing games such as badminton. The increased membership necessitated an increase in infrastructure. Additional cabins were constructed, boardwalks built, swimming holes created, and amenities extended. Construction continued at both

clubs throughout the 1920s, but as the region transformed during the early- to mid-1930s into the Great Smoky Mountains National Park, new development was halted.

The “Back-to-Nature” Movement and Craftsman Architectural Style

During the late nineteenth and early twentieth century, the exploitation of natural resources was directly destroying the American rural landscape and indirectly leading to unsightly urban sprawl. In response, Americans took a renewed interest in nature. Cities were increasingly seen as crowded, polluted, immoral places that had lost touch with the simplicity and purity of the country. In contrast, suburban or country living was viewed as more wholesome; outdoor activities such as camping, hiking, and canoeing became steadily more popular. This renewed interest in the outdoors led to the formation of national organizations, such as the Sierra Club (1892), National Audubon Society (1905), Boy Scouts (1910), and the Campfire Girls (1912). These nature-oriented movements sparked enthusiasm for the national park system and the numerous outdoor lodges and summer resorts that sprung up around the country.

Popular at this time was the Craftsman style of architecture, an offspring of the American Arts and Crafts Movement. The Craftsman style sought a return to architectural simplicity, truthfulness in construction, use of natural materials, and harmony with the natural surroundings. It shares many of the values of the back-to-nature movement and, from about 1905, was popular particularly for small suburban or country houses. Due to the propensity of bungalow house designs, the Craftsman style is often referred to as the Bungalow style. The style appealed to the public and was spread in numerous trade and architectural journals and magazines. Mail-order catalogs featured countless variations of Craftsman-style

homes. With its use of natural materials and harmonious design with nature, the Craftsman style became an especially fitting choice for summer houses and mountain retreats.



Figure A- 8. Craftsman style houses Hunt & Eager, Architects. (Photograph from The Craftsman, November 1908)

Architecture in the Elkmont Development

As membership in the two Elkmont club communities grew, so did construction activity. The majority of the buildings, mostly summer cabins, were built between 1910 and 1930. Also built during this period were hotels, clubhouses, and numerous outbuildings such as guest cottages, servants' quarters, wood shed, privies and garages.

Most of Elkmont's buildings have a simple rustic appearance often described as "folk" or "vernacular." How vernacular they actually are is hard to tell, especially due to the popularity of the Craftsman style. Architects may have evoked local architecture rather than simply followed local tradition.

The architectural precepts of the Craftsman style include a reliance on locally available natural materials (*i.e.* river stone), low-pitched roofs, and large porches. Fieldstone was an important element in Craftsman buildings found in chimneys and foundations, as well as retaining walls and other landscape features.



Figure A- 9. The 1934 Appalachian Clubhouse showing uses of natural materials and simple geometric forms.

Whether based on traditional folk designs, the Craftsman style, or a comingling of the two, common features are found in the architecture of Elkmont. According to the Thomason and Associates' report, most buildings are balloon frame construction covered with board-and-batten, weatherboard, or drop siding, and originally had galvanized steel roofs, many later replaced with asphalt shingles. Stone, bricks, and concrete were typically used for chimneys, foundations, and retaining walls, while outdoor living spaces were created with the large porches, found on most Elkmont buildings. Wood paneled doors and variations on the casement window are other common features found in the buildings of both club communities. The rustic elements of the exterior are continued on the interior and are evident in the predominance of exposed wood ceilings, walls, and floors.

Great Smoky Mountains Conservation Association and the Great Smoky Mountains National Park

The establishment of the Great Smoky Mountains National Park (GSMNP) was approximately seventeen years in the making, 1923 to 1940, and brought about the demise of the club communities. The idea to create a national park in the Great Smoky Mountains was initially proposed by Willis and Anne Davis, who were inspired

by the national parks in the west and wondered if the same could be created here. The Davis family, wealthy and influential Knoxville residents, were able to generate interest in the idea among politicians, businessmen, and naturalists.

As the park idea gained momentum, a group of Knoxville businessmen, many of whom were members of the Appalachian Club, created the Great Smoky Mountains Conservation Association in 1923 to promote the creation of a national park. One of the members was Colonel David C. Chapman, a successful Knoxville wholesale druggist, who quickly became a driving force behind the movement. Successful lobbying campaigns, first from citizen groups and then the States of Tennessee and North Carolina, eventually convinced the U.S. government to authorize in 1926 purchase of the land for the park.



Figure A- 10. Photo of Colonel David C. Chapman, one of the founders of the Great Smoky Mountain National Park and member of the Appalachian Club (Photo from Images of America: The Great Smoky Mountains National Park by Steve Cotham).

Although the movement faced many obstacles, primarily from those who feared the park would interfere with their business or property interests, it continued to gain

adherents. Perhaps the most powerful, was John D. Rockefeller, Jr., who made a \$5 million donation with the stipulation that it would be matched.⁴ With matching contributions in hand, organizers began the arduous task of convincing landowners to sell.

Unlike previous national parks, with land donated or already in Federal domain, property had to be purchased by the states of North Carolina and Tennessee for transfer to the Federal Government. The property was often purchased from reluctant, property holders. An agreement was eventually reached with Elkmont residents in 1932 whereby land owners would receive lifetime leases in return for sale of their property at half the appraised value. The national park was officially established in 1934, but it was not until 1940 that the park was formally dedicated by President Franklin D. Roosevelt.

The establishment of Great Smoky Mountains National Park effectively ended both new development and the sale of lots in the Elkmont communities. Although the restrictions were detrimental to expansion of both clubs, they nevertheless, contributed to the overall preservation of the community plan, landscape features, and most of the buildings. Available records do not address changes in the two clubs during the 1930s and 40s. In 1952, the lease terms were reconstituted as members of both clubs exchanged their lifetime leases for a fixed 20-year lease in exchange for commercial power service.⁵ The leases were again extended for another twenty years in 1972 with the majority expiring in 1992. In 1994, the properties associated with the two

⁴ “History of the Great Smoky Mountains National Park.” www.gsmnp.com.

⁵ “Elkmont Historic District. Draft Environmental Impact Statement and General Management Plan Amendment.” National Park Service. January 2006.

clubs were listed on the National Register of Historic Places as the Elkmont Historic District, and in 2001, the last of the leases finally expired. All properties are now under National Park Service ownership.

B. CHRONOLOGY OF DEVELOPMENT AND USE

The following chronology is based primarily on field investigations of the physical building fabric. Related studies are identified in the Administrative Data section.

The Appalachian Clubhouse was constructed in 1934 to replace the original Clubhouse destroyed by fire in 1932. The new Clubhouse was built on the same site, a flat plateau just above Jake's Creek at the northern end of the club complex. Although smaller in size than the earlier two-story building, the new Clubhouse also served as the main social and recreational hub for its members.

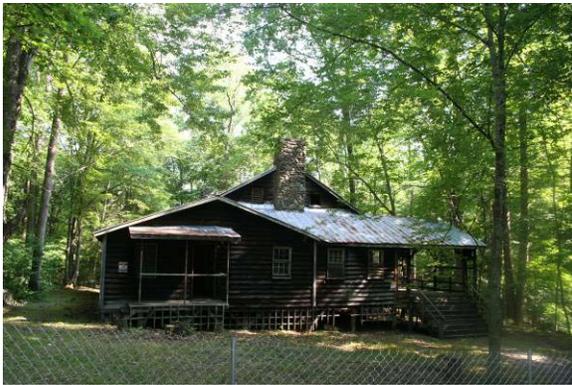


Figure B- 1. South elevation of the Appalachian Clubhouse.

Original Clubhouse

In a 1965 article in *The Knoxville News-Sentinel*, a former club member remembered the building being constructed in 1908, a year after the Club was founded.¹ This early date conflicts with Thomason and Associates' report *The History and Architecture of the Elkmont Community*, which notes that land was deeded to the Club from the Little River Lumber Company in 1910. Either way, the original Appalachian Clubhouse was perhaps the

¹ Yardbrough, "Elkmont, Rooted in Smoky Park History, Is Proud of Tradition," *The Knoxville News-Sentinel* (August 29, 1965).

earliest structure built for the summer resort community.

Design of Present Clubhouse

The new Clubhouse is smaller than the original, being only one story in height, and did not function as a hotel but repeats some elements of the previous Clubhouse, such as the large porch and a rustic exterior design.

The interior is organized around a large spacious pavilion which opens onto the porch to the east. The room is architecturally distinct from the rest of the building in its openness, exposed king-post trusses, and large stone fireplaces. It was the main space for recreational activities, dining and dancing. Food preparation rooms are situated to the north of the pavilion while a series of corridors and smaller ancillary rooms wrap the other two sides.



Figure B- 2. Pavilion space, Room 101, with large stone fireplace and exposed king-post roof structure.

Albert Benjamin Baumann, Jr.

The 1934 Appalachian Clubhouse was designed by Knoxville architect Albert Benjamin Baumann, Jr. (1897-1952), about whom little is known. He came from a distinguished architectural family; his father and uncle, Albert B. Baumann and Joseph F. Baumann respectively, started Baumann Brothers, an important Tennessee

architectural firm in 1887. After its closing in 1915, Albert Sr. worked on his own until his son joined which led to them starting the firm Baumann & Baumann. Albert Sr. was to continue working until his death in 1942. Ten years later Albert Jr. died at age 55.²

Both Baumann firms had an extensive impact on the architecture of Knoxville and East Tennessee. Many of their fine residential and public buildings have been designated as significant historic structures. Stylistically, Baumann buildings did not subscribe to any one style, but reflect the architectural eclecticism that was rampant during the late nineteenth and early twentieth centuries. Notable examples of their work include the Neo-classical Knoxville High School (1909-1910) and the Moderne/Art Deco Knoxville Post Office (1930).

The Baumann family was socially well connected, with many clients among Knoxville's elite. In addition, Albert Jr.'s brother, J. Fred Baumann, was the owner of Price-Baumann Tire Company in Knoxville. With other successful Knoxville businessmen, Fred was a member and, for a period, president of the Appalachian Club. Due to the Baumanns' place within Knoxville society and the family's architectural reputation, it comes as no surprise that Albert, Jr., was chosen architect for the new Clubhouse.

Alterations

The Appalachian Clubhouse has retained much of its historic character with only minor modifications through the years. The dates of these changes are not known.

Exterior changes have been made at the East porch. The north half of the porch was screened at an unknown date. In addition to screening the north half, many of the deck

boards have been replaced along the front edge of the porch. The new and old boards create a seam with a distinctive dentil pattern. Another location with replacement material is at the roof deck in approximately the exterior, middle, side of the porch. Here the deck boards measure 1" x 5¼" and are stained. The earlier decking consists of 1" x 8" plank-boards.



Figure B- 3. North half of screened porch.



Figure B- 4. Replacement deck boards at east porch.

At the south porch, replacement floor joists, deck boards, and roof decking have been added.

² www.knoxheritage.org/tours/ClinchAvenue1816.htm.

In between Room 101's roof trusses, some of the deck boards along the east and west slopes of the gable roof have been replaced. The location and size of the replacement areas suggests that these boards may have enclosed previous dormer windows.

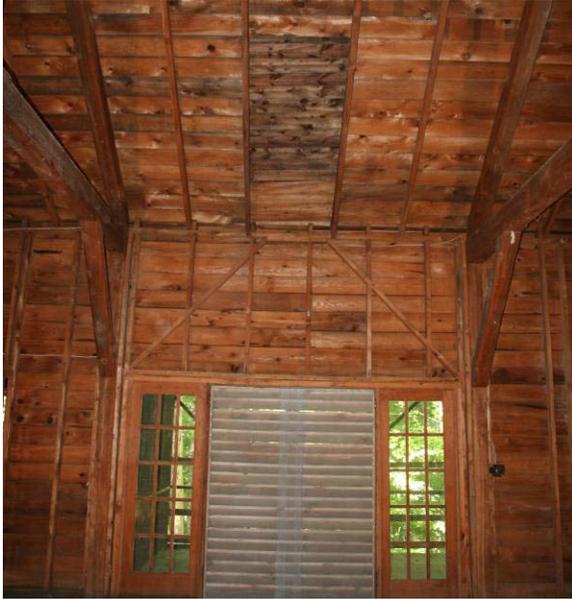


Figure B- 5. Replacement roof deck boards are darker than the originals.

In the far southwest corridor and room (104D and 111 respectively) there is a conspicuous change in direction and size of the floor boards. The resulting seam indicate previous changes to the room configuration.



Figure B- 6. Change in floor board direction and width at south end of Room 104D.

Replacement 5½" x 1" roof deck boards have been installed near the western wall of Room 111.

In the long rectangular basement room (Room 002B), wood framing remains from previous partition walls and later reinforcing. The wall covering has been mostly removed on the older framing.



Figure B- 7. Stud framing in Room 002B. The framing to the left (east) appears older than that on the right (west).

The wood studs appear to be from two different building campaigns. The studs along the west window wall appear newer and, since they cover the windows, are not part of the original design. In addition, the studs show no signs of being covered with drywall or plywood and look to be strictly for reinforcing the floor above.

The studs running parallel to the east wall are older and were part of an earlier partition wall as evidenced by the plywood covering and doorways.

The majority of the interior doors and hardware have been removed.

The door from Room 111 to 112 appears to be a replacement. The door hinge cutouts are longer than the hinges, which fit tightly in the jamb cutouts.

A 1998 condition assessment conducted by the NPS Historic Preservation Training Center helps date later alterations. The Park has carried out several stabilization and mothballing projects since late 1998, including the securing of doors and windows; installation of window vents and louvers; installation of brick and stone caps at the two chimneys; and installation of a few support posts beneath the main floor of the building.³



Figure B- 8. Louvers were installed in some door and window openings as part of the 1998 stabilization and mothballing project.

During the Fall of 2008, some additional repairs have been made on the interior. The repairs consist primarily of replacing damaged or rotted floor deck boards in the southwest corner of the Clubhouse (Rooms 110, 111 and 112).



Figure B- 9. Replacement floor deck boards in Room 111.

The changes both before and after 2008, have had little effect on the architectural and historical integrity of the Clubhouse.

³ T. H. McGrath, *Condition Assessment Report: The Appalachian Clubhouse at Elkmont in Great Smoky Mountains National Park*, 1998 Unpublished report submitted by the Historic Preservation Training Center, National Park Service to Great Smoky Mountains National Park; TRC Garrow Associates, Inc., *Cultural Resources of the Elkmont Historic District, Great Smoky Mountains National Park*, May 2002, Unpublished report submitted to the Great Smoky Mountains National Park.

C. PHYSICAL DESCRIPTION

As a general note, lumber dimensions are nominal unless stated otherwise.

General Description

The Appalachian Clubhouse was constructed in 1934, two years after the earlier clubhouse burned down. It was designed by the Knoxville architect Albert Baumann, Jr., of the well known architectural firm Baumann & Bauman. The Clubhouse is located between Jakes Creek and Jakes Creek Road on the northern end of the Appalachian Clubhouse complex.

The Appalachian Clubhouse is a one-story structure with a large rectangular footprint. It is supported on a wood post-and-beam foundation and covered with weather board siding; wood lattice covers most of the foundation. Projecting from the east end of the Clubhouse is a large porch that runs the full width of the building. Smaller porches are located at the north and south elevations. A large metal gable roof runs north-to-south and covers the majority of the structure. Two cobblestone chimneys, one at the north and south ends, frame the roof. Smaller gable and shed roofs project off the central roof.



Figure C-1. South elevation of the Appalachian Clubhouse.

The interior of the Clubhouse revolves around a large central pavilion with two

cobblestone fireplaces at the east and west walls. Surrounding it on the north, south, and west sides are support spaces which include the kitchen, toilet rooms, and bedrooms. The full-width porch is accessible from the pavilion through the east wall. The northern half of the porch is now screened in.



Figure C-2. Room 101, looking at south wall and chimney.

Below the northern end of the cabin are three grade level spaces. These rooms contained workshops, mechanical equipment as well as shower and changing spaces for the visitors.

Construction Characteristics: Structural Systems

Located on a gentle incline, the building is one-story in height, built of stud frame construction on a framed-platform base resting on piers. At the low, north-end of the incline, several rooms for utilitarian purposes were created with enclosing frame walls; for some of these rooms, the ground at grade serves as the floor while for others a poured concrete slab forms the floor.

Foundations: The foundation is post-and-beam construction, though the specific materials vary for different parts of the building.

Along the exterior perimeter of the east porch, which runs along the entire, long, east elevation of the building, the piers are un-hewn, bark-covered, locust posts of various diameters. Each post rests on a river stone at grade, has two 2" x 4" diagonal braces and supports the 2" x 8" floor plate. These posts and braces appear to be the originals and there is some localized rot, primarily at the bottom ends of the posts. Shoring of treated lumber has been recently added as supplemental support.



Figure C- 3. Log posts on river stone. East edge of East porch.

The small, one-room, screened north porch is at the west end of the north façade and is accessed from the club kitchen. The porch deck is attached to the building along its south edge and extends out to rest its north plate on two log posts, approximately 8" in diameter, each sitting on a stone at grade. The posts and framing appear to be original; the bottoms of the posts have some water damage.

The small, open, south-exit porch is located at the west end of the building's south elevation. The porch deck is attached to the building along its north edge and extends out to rest on two, short, 6" x 6" sawn wood posts. The posts appear to be old, if not original, elements.



Figure C- 4. Damaged siding, windows and shutters along west wall.

Under the weather board-enclosed living quarters of the club, there are 6" x 6" sawn wood posts aligned in rows running north-south. The rows are 8'- 6" o.c. and the posts within a row are 12'-0" o.c. apart. Each post rests on a river-stone and has a 2" x 8" diagonal brace to the adjacent post(s) of its row or to the joist connecting with the opposite post of the adjoining row. Each row of posts support a girder comprised of three sections of 2" x 8s". This composition appears to be original and remains largely intact and in generally sound condition.

Along the north section of the west elevation, at the rooms enclosed at grade, there is a low, one-wythe deep, stuccoed-brick wall, apparently original, that supports the wall posts. This area of the building has suffered from long- term water damage. Perhaps slow evaporation of rainwater runoff along the shady exterior, or the dampness of the interior baths, or both contributed to the damage. Whatever the reasons, both the brick wall and the adjoining wood elements have extensive deterioration. See *Figure C- 30*.



Figure C- 5. Interior view of brick wall at west elevation.

Near the center of the buildings floor plan, the posts of the perimeter walls of the meeting room continue from grade to the meeting room's roof framing. First floor flooring is notched around the posts. These are original construction features and appear to be sound.

Flooring Systems: The wood floor plate of the east porch measures 2" x 8". Porch floor joists run east-west and measure 2" x 8" at 30" o.c. Bridging is arranged to span north-south and measures 2" x 2¾" at 24" o.c. This framing is original and appears intact and in generally sound condition.

Girders beneath the club's internal spaces run north-south. Each girder is made up of three sections of 2" x 8s". Atop the girders are floor joists measuring 2" x 8" at 16" o.c. running east-west. These floor framing components appear to be original and, except for water damage along the

building's exterior and localized roof leaks, appear to be generally sound.



Figure C- 6. Floor framing.

Exterior Walls: The exterior walls of the low one-story areas for quarters and work spaces have sawn, wood studs measuring 1¾" x 3⅝" set 24" o.c. On their exterior surfaces, the studs are covered with ¾" weather board siding with 7" exposure. The siding has been without a protective finish for some time. Where close to grade and thereby susceptible from splash from roof runoff, damage to siding is extensive. Numerous weather boards are missing along the north and west elevations especially. Windows, too, have lost much of their capacity to shed weather conditions. Water infiltration into the wall cavities is widespread. Though the extent of internal structural damage is not readily visible, it is likely extensive. (See *Interior Features: Rooms* for descriptions of specific damages manifested on the interior surfaces of the exterior walls.)

The framing characteristics of the perimeter walls of the tall, central, meeting hall are described above. These walls have the same water infiltration problems as the building's other exterior walls described immediately above.

At the east porch, 4" x 4" posts with 2" x 4" diagonals support a top plate of two 2" x 6"s.

At the gable roofed north porch, two 4" x 4" corner posts and 2" x 4" studs support a 2" x 6" top plate.

Roof Framing: The roof framing members are wood throughout the building and porches.

The east porch rafters measure 2" x 6" and are set 24" o.c. The deck boards measure 1" x 8". There is a section of replacement 1" x 5½" stained decking at approximately the middle, exterior side, of the porch. Most elements are early, if not original, and appear sound.



Figure C- 7. North elevation of east porch.

The north porch rafters measure 2" x 2¾" and are set 28" o.c. Deck boards measure 1" x 8". Most components are early, if not original, and appear sound.

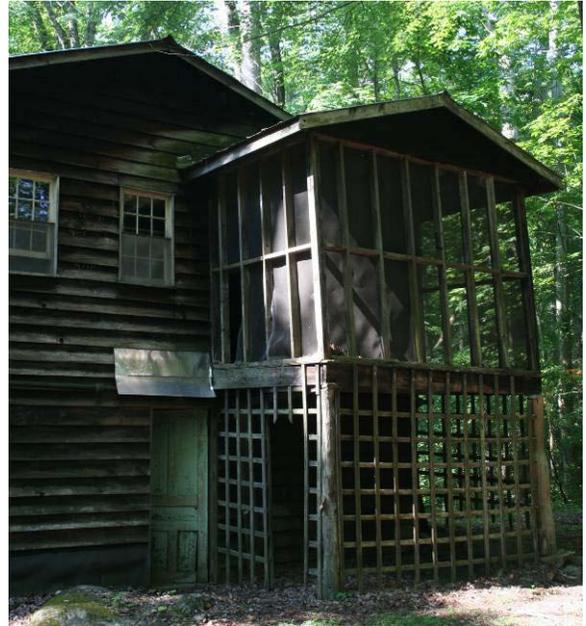


Figure C- 8. North porch.

At the south porch, 2" x 6" rafters are set at 24" o.c. and rest on a 2" x 6" header. Deck boards measure 1" x 8", except for some replacement boards which measure 7/8" x 5½". Except for minor repairs, the framing and decking appear original and in good condition.



Figure C- 9. South porch.

At the tall, central Meeting Room, four, original, wood, king-post trusses span east-west to support the gable-end roof. Each bottom cord measures 6" wide by 10" deep. Each king post, its two flanking diagonals, and the top chord measure 6" x 6". Although not accessible for close inspection, all elements appear to be original and in good condition.



Figure C- 10. King-post truss.



Figure C- 11. Rafters of Meeting Room.

On each side of the roof gable, in each of the five roof bays formed by the trusses and gable-end walls, there are four rafters. The

two middle rafters are 2" x 6s" and are set approximately 34" apart. The two outer rafters are 2" x 4s" and are at about 26" o.c. Between the middle rafters, the deck boards measure 1" x 4" and are stained; all other deck boards measure 1" x 6" and are without stain, though they are dark from age. The difference in deck board size suggests difference construction periods; that the boards between the middle rafters are stained for a darker appearance suggest that they are a recent addition. The larger size rafters in the middle suggest they were intended to support a heavier weight above, probably dormer windows. These elements, too, could not be closely inspected but appear to be in generally sound condition.



Figure C- 12. Original 2" x 6" rafters at south gable roof.

The framing system for the small gable and shed roofs that flank the hall on three sides, where visible, consist of 2" x 6" rafters set 24" o.c. with 1" x 8" deck boards. This appears to be the original with some localized repairs. The small gable roof on the south side and portions of the shed roof on the west side have had long-term roof leaks, causing damage to roof framing and room features. See *Interior Features: Rooms* for description of the damages and evidence of previous repairs.

Exterior Features

Roof and Rainwater Collection/Dispersal:

The roof consists of a 5-v metal crimp roof that runs east-to-west. The north and south ends are marked by two cobblestone chimneys projecting up from the pavilion space below. A smaller gable roof, also running north-to-south, covers the southwest portion of the cabin. At the east side, gable and shed roofs covering the east porch butt into the main roof at a right angle.

There is no rainwater collection or dispersal system at the Appalachian Clubhouse.



Figure C-13. South elevation roofs.

Chimneys: Two cobblestone chimneys are located at the east and west ends of the central gable roof. These chimneys correspond to the stone fireplaces at either end of the pavilion space below.

Doorways:

Appalachian Clubhouse has five exterior door types and one screen door. The doors will be identified as types D-1 through D-6. The hardware will also be identified below the door description.

D-1

Exterior door type D-1 is a French door with five rows of three lights. The door is found along the east wall where it is either by itself, part of a pair, or in some cases, fixed

in place. The pairs of type D-1 French doors all open into the central pavilion, Room 101. At the center of Room 101's east wall, the single leaf doors flank what was formerly a double leaf doorway. This double-leaf doorway has since been in-filled with louvers for venting the interior. The remaining single leaf D-1 door opens into Room 102. Door type D-1 typically measures 2'-8" x 6'-8" x 1¼".



Figure C-14. Door type D-1.



Figure C-15. Corbin rim-lock on door type D-1.

The remaining hardware for door type D-1 typically consists of a Corbin rim lock, two steel knobs and two butt-hinges. The rim lock measures approximately 3¼" x 3¾" while the hinges are five-knuckle and 3½" high.



Figure C- 16. Five-knuckle butt-hinge on door type D-1.

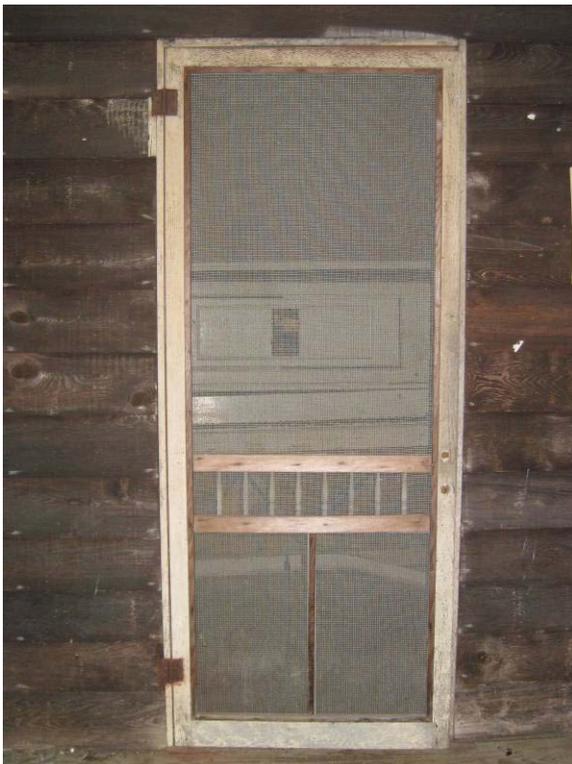


Figure C- 17. Door type D-2.

D-2

Door type D-2 is a screen door that is located along the east exterior wall. Like door type D-1, it is used either as a single leaf or double-leaf. The screen door has a painted wood perimeter frame with two parallel horizontal members that run just below the midsection of the door. Within the horizontal members are vertical turned pickets. A vertical member subdivides the bottom section into two panels. The screen door typically measures 2'-8" x 6'-8" x 1".

Door type D-2 hardware typically consists of two 3" high, spring hinges and a 4½" high pull. The only remaining pull however, is on the right leaf screen door in the central entry to Room 101.



Figure C- 18. Hardware on door type D-2.

D-3

Door type D-3 is a wood, five-paneled door, with the recessed panels orientated horizontally. The door opens into Room 102 from the east deck. It measures approximately 2'-8" x 6'-8" x 1⅜".

The door hardware consists of two five-knuckle, 3½" high, metal, butt-hinges. Originally the door had a rim lock, keeper

and knob which are now all missing. Based on the ghost marks, the rim lock measured 3" x 3¾". Above the missing rim lock is a barrel bolt.



Figure C-19. Door type D-3.



Figure C-20. Door type D-4.

D-4

Door type D-4 is a wood three-paneled sash door and opens into Room 112. The sash is divided into 6 lights and the three recessed panels below are orientated horizontally.

The door hardware consists of two, five-knuckle 3½" high, metal, butt-hinges. Originally the door had two knobs and a key plate but they are missing. A "Yale" deadbolt is located above the knob.

D-5

Door type D-5 is a five-paneled door leading to Room 002. The recessed panels are arranged with two vertical panels at the top and bottom of the door and a horizontal panel in-between. The door measures approximately 2'-8¾" x 6'-4⅜" x 1⅜".

The door hardware consists of two five-knuckle, 3½" high, metal, butt-hinges and a metal padlock. A knob with escutcheon plate were located at both interior and exterior face but they are now missing.

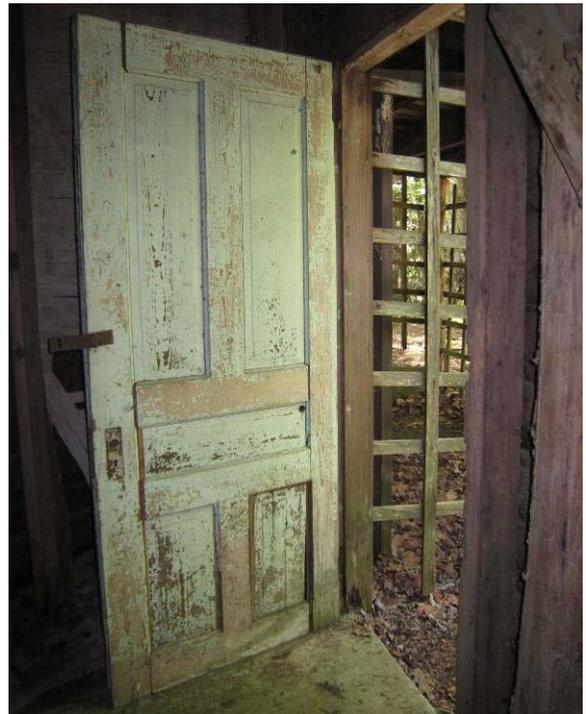


Figure C-21. Door type D-5.



Figure C- 22. Door type D-6.

D-6

Door type D-6 is a vertical board door with two horizontal battens on the exterior face. The door opens out from Room 001. The boards are 1" thick but have varying widths. The battens measure 4" x 1". Overall, the door measures 3'-0" x 6'-0" x 1".

The door hardware consists of two, three-knuckle 3½" high strap hinges. A wire hook and eye are located at the inside of the door.

Windows:

The Appalachian Clubhouse has four window types, types W-1 through W-4. All of the windows are six-over-six double hung sash but vary in size.

W-1

The type W-1 window is a six-over-six double hung window. The window measures approximately 2'-4" x 3'-10"

W-2

The type W-2 window is a six-over-six double hung window. The window measures approximately 2'-1" x 2'-6".



Figure C- 23. The six-over-six double-hung window is the same for all types, varying only in size.

W-3

The type W-3 window is a six-over-six double hung window. The window measures approximately 2'-1½" x 3'-7".

W-4

The type W-4 window consists of two six-over-six double hung windows that are placed side-by-side. Each double hung window measures 2'-1" x 3'-6".

Exterior Porches:

The Appalachian Clubhouse has three exterior porches. The largest is the east porch which spans the width of the structure. Smaller porches are located at the northwest and southwest corners.

East Porch

The large east porch was the primary space for outdoor relaxation and recreation at the Clubhouse. The porch spans the width of the east elevation and extends out at the north and south ends. It measures approximately 80'-7" from north-to-south and is 14'-5½" wide at the bump out and 12'-4" wide at the center section. A wood stairway is at the south end. It is roofed by gable roofs at the north and south porch projections with a shed roof in-between. The porch gable roofs run east-to-west and butt into the main gable roof at a right angle.

Although it appears that the porch was all open, the northern third has since been screened in. The screened portion is not directly accessible from the open porch.



Figure C- 24. East porch, looking south.

The porch has a post-and-beam structure, with 4" x 4" posts providing the main vertical support and 2" x 4" diagonal braces. The diagonals and posts connect into the roof plate which is made of two 2" x 6" boards. The underside of the roof consists of 2" x 6" rafters that are 2'-0" on center. The roof deck consists of 1" x 8" plank-boards except for some replacement 1" x 5½" stained deck boards at approximately the middle, exterior side of the porch.

The porch flooring is constructed of tongue-and-groove boards that run east-to-west. A dentil shaped seam at the south end of the porch denotes where the floorboards change in width from one side of the seam to the other. This seam runs approximately north-to-south and corresponds to where floorboards were replaced. To the north and west of the seam, the boards appear to be older, if not original, and are 3¾" x 7/8". To the south and east of the seam, the boards measure 3½" x 7/8".



Figure C- 25. Seam at floor showing where replacement boards have been added.



Figure C- 26. Vertically orientated 2" x 4" with wood spacer is attached above the railing on the east porch (top).

Enclosing the porch on the north, south, and east sides are wood railings that are constructed with nominal 2" x 4"s. This railing is not elaborate in its construction and consists of three horizontal rails. The top rail spans from post-to-post and typically has an intermediate vertical support midway between the posts. Additional 2" x 4" framing has been added at the northern third to support the screen enclosure. Above the top rail, a vertically orientated 2" x 4" with a wood spacer has been attached to the outside face of the post. The purpose of this horizontal board is not clear. At the upper corners of the porch are decorative wood brackets.



Figure C- 27. North porch.

North Porch

The north screened-in porch is rectangular in shape and can be accessed from Room 102. It measures approximately 7'-1" x 10'-8".

4" x 4" posts provide the main support at the corners while vertically orientated 1 $\frac{5}{8}$ " x 3 $\frac{1}{2}$ " studs support the screen. A horizontal nominal 2" x 4" brace provides lateral support. The porch is covered by a small gable roof that runs north-to-south. The underside of the roof is comprised of 2" x 2 $\frac{3}{4}$ " rafters at 2'-4" on-center and 1" x 8" roof decking. The floor consists of $\frac{3}{4}$ " x 3 $\frac{1}{4}$ " tongue-and-groove plank-boards.

South Porch

The south porch is the smallest of the porches and is accessible from the exterior stairs or from Room 112. The porch measures approximately 10'-10" x 2'-8". A shed roof covers the porch which is supported by three 1 $\frac{3}{4}$ " x 3 $\frac{1}{2}$ " posts and a banister.

Replacement 1 $\frac{1}{2}$ " x 5 $\frac{1}{2}$ " joists, $\frac{3}{4}$ " x 3 $\frac{1}{2}$ " floor deck boards and $\frac{7}{8}$ " x 5 $\frac{1}{2}$ " roof deck boards have been selectively added.

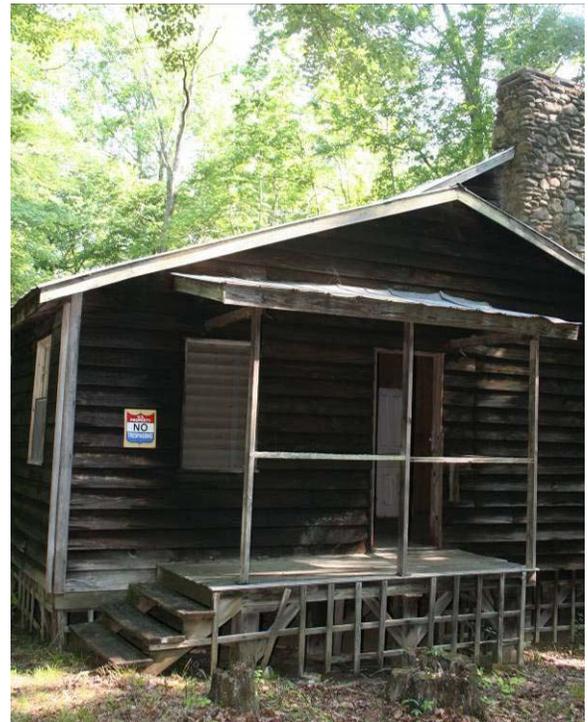


Figure C- 28. South porch.

Interior Features

Basement

Three grade level rooms are located under the northwest corner of the Clubhouse.

Room 001

Room 001 is located approximately under the northeast corner of Room 101. The room appears to have been used either as a workshop or storage area based on the remaining simple wood shelving and makeshift table. The Room measures approximately 25'-9" x 12'-7³/₈".

Flooring: An uneven dirt floor.

Walls: The walls consist of 1" thick weather boards of varying widths.

The stone chimney foundation bisects the north wall.



Figure C- 29. Exterior view of Room 001's northeast corner.



Figure C- 30. Interior of Room 001, looking southwest.



Figure C- 31. Interior of Room 001, looking east.

Doors: Refer to door type D-6 in the *Doorways* section under "Exterior Features".

Windows: None present.

Ceiling: The floor joists and deck boards for the first floor are exposed. Additional transverse cross-beams are used to support the floor joists above. The beams are attached to vertical 6" x 6" posts and diagonal braces.

At the southwest corner of the room there are two parallel horizontal boards just below the joists and are either attached back into vertical posts or suspended from above by a vertical member. These boards may have been used for overhead storage.

Finishes: Some of the wall and door boards are painted but the paint is significantly weathered.

Mechanical Systems: None present.

Electrical Systems: A ceramic light socket is mounted to a junction box at the underside of a beam.

Plumbing Systems: None present.

Other Features: At the east and south walls are simple board shelves. A work table is located along the east wall.

Room 002A

Room 002A is a rectangular-shaped space at the north end of the Clubhouse. It measures approximately 9'-5½" x 25'-2". The purpose of this room is unclear although it does contain mechanical and electrical equipment.



Figure C- 32. Exterior door to Room 002A at north elevation.

Flooring: Unfinished concrete floor.

Walls: The north and east walls of Room 002A consist of the backside of the horizontal exterior lap-board siding and the vertical supports. The siding consists of 1" x 8" plank-boards. The vertical supports

along the west wall are true 2" x 4" boards while those on the north measure 2" x 3⅝". The south wall of Room 002A consists of both horizontal 1" x 8" plank-boards and the exposed stone chimney foundation.

The west end of the Room opens into Room 002B but appears that it was once enclosed by a partition. The stud framing for the partition remains but the sheathing is now missing. Refer to the *Walls* section in Room 002B for a discussion of this partition wall.



Figure C- 33. Room 002A, looking east.



Figure C- 34. Room 002A, looking west.

Doors: Refer to door type D-5 in the *Doorways* section under “Exterior Features” for the exterior door at the north wall.

Windows: Refer to window type W-3 in the *Windows* section under “Exterior Features” for the window at the north wall.

Ceiling: The joists and deck boards for the first floor are exposed. The joists are approximately 2" x 8" and the decking consists of 2¼" tongue-and-groove plank-boards.

Finishes: The door has been painted. The rest of the space is presently unfinished.

Mechanical Systems: Along the south wall of Room 002A there is a 58 gallon electric water heater by Row Con Company of Nashville, TN (model # B0090-XC, serial # 65-64029). The water heater is on concrete blocks.



Figure C- 35. Water heater and fuse box along south wall in Room 002A.

An 8" diameter flue is located at the south face of the stone chimney foundation.

Electrical Systems: A ‘Square D Company’ 30 amp., 120/240 v. fuse box is located at the north board wall.

A junction-box is mounted to the underside of the first floor structure and appears to have held a light socket. The light socket is now missing.

Plumbing Systems: None present.

Other Features: Two wood shelves are located on the north wall. Both shelves are 7/8" thick x 11" deep. One shelf measures 2' - 5" wide while the other is 3' - 4" wide.

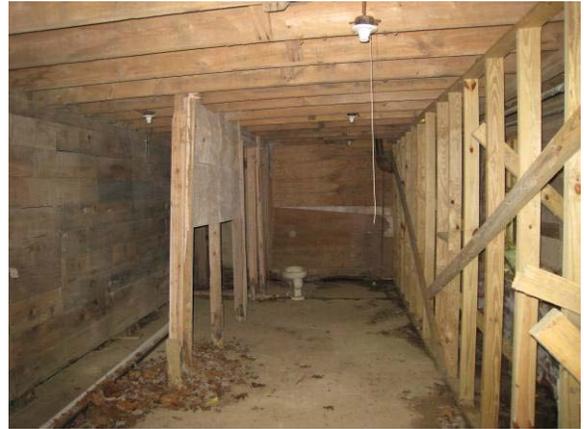


Figure C- 36. Room 002B, looking south.



Figure C- 37. Room 002B, looking north.

Room 002B

The Room is a long, rectangular-shaped space with the long dimensions running north-to-south. It measures approximately 11'-10" x 32'-10". Stud partition walls remain and run primarily north-to-south. The earlier, eastern partitions create a corridor running along the east wall. Only a small section of the earlier framing is covered with a wood plywood panel. The function of the western partition is unclear since there is no evidence for sheathing. It may have been installed to reinforce the

floor above. Based on some remaining piping it is clear that there was a toilet room and shower stall. Some of the other spaces may have been used as changing rooms.

Flooring: Unfinished concrete floor.

Walls: The north wall of Room 002B is same as the north wall in Room 002A.

The east wall of Room 002B is the same as the south wall of Room 002A.

The south wall of Room 002B is covered in plywood panels.

The west wall of Room 002B consists of a masonry foundation wall below and the backside of the exterior lap-board siding on the vertical 2" x 3⁵/₈" studs above. In addition to the studs, 6" diameter wood posts sit on projecting sections of the masonry foundation wall. Intermixed with the wood framed wall are double-hung windows.



Figure C- 38. Masonry foundation-wall and wood post at west wall of Room 002B.

Stud framing runs in a north-and-south direction throughout the space. The framing is approximately 3'-1¹/₂" off the east wall and appears to be older, if not original to the Clubhouse. The studs measure 2" x 3³/₄" and are 2'-6" o.c. A doorway, with missing door, breaks up the framing approximately 5'-6 1/2" east of the west wall. The wall stops about halfway into the room.

At the northeast portion of the room, stud framing remains from a partition which divided this room from 002A. Two doors are attached to the framing. Refer to the *Doors* section for their description. Given the age of the wood studs and that the remaining five-paneled door is similar to other interior doors on the first floor, the partition may have been original to the Clubhouse.

The top rail remains for a stud wall that once ran east-to-west. The rail approximately aligns with the bump-out of the west stud-framing.

Stud framing has been added just off, and parallel to, the west wall. The studs are certainly a later addition and there aren't any holes to suggest that the framing was ever covered. The studs measure 1¹/₂" x 3¹/₂" and are 1'-6" o.c. The framing doesn't appear to have been part of a wall given its lack of sheathing and location, which would have blocked the windows. Its function then seems to be to reinforce the floor above.

Doors: A doorway with a five-paneled door, similar to exterior door type D-3, is attached to the stud framing at the northeast corner of the room. The door measures 2'-8" x 6'-8" x 1¹/₄" and is probably original to the Clubhouse.



Figure C- 39. Interior five-paneled door in Room 002B.

The door hardware consists of two, five-knuckle, 3½" high, metal, butt-hinges. It also has a decorative metal knob with escutcheon plate on one face and a metal knob and rim lock on the other. The rim lock measures approximately 3¼" w. x 3¾" h. The keeper is 4" high. The knob, escutcheon, and rim lock appear to be early, if not original to the construction of the Clubhouse.

Another interior wood door is attached to the eastern partition. The door measures 2'-0" x 5'-3" x 1⅛" and has two panels. The door has two metal butterfly hinges.

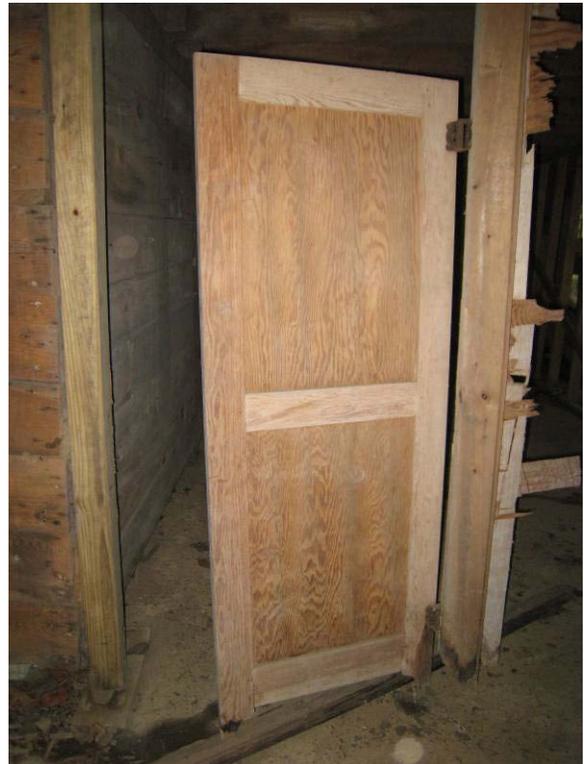


Figure C- 40. Interior two-paneled door in Room 002B.

Windows: Refer to window type W-3 in the *Windows* section under "Exterior Features" for the windows along the west wall. The two middle windows along the west elevation have badly damaged bottom sash as well as broken muntins.

The far south window along the west elevation has been significantly modified. The original window opening appears to have been in-filled at the bottom portion with horizontal boards while a modified sash has been installed in the upper section. This section of window sash is covered on the exterior by a small wood door.



Figure C- 41. Missing bottom sash and modified upper sash at far south window along west wall or Room 002B.

Ceiling: The joists and deck boards for the first floor are exposed. The joists are approximately 2" x 8" and the decking consists of 2¼" tongue-and-groove plank-boards.

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: Five ceramic light socket bases are mounted to the underside of the first floor framing. Four of the light sockets align with the center of the room and run in a row from north-to-south. The fifth light socket is mounted approximately midway between the east wall and eastern stud framing.

Plumbing Systems: Supply and waste piping for a toilet and flush tank are located at the southern part of Room 002B's west wall. The toilet and flush tank have since been

disconnected from the piping but remain in the room (see *Figure C- 41*).

First Floor

The first floor of the Appalachian Clubhouse is rectangular in plan and centered around a large Meeting Room, Room 101. This room was not only the circulation hub, but also the social and recreational focal point.

Surrounding this room on the north, south and west sides are smaller, functional spaces that would have supported the club member's needs, such as the kitchen, pantry, toilet rooms, phone room, and mail room.

A large building-length porch at the east side served both as a means of entrance and outdoor extension of Room 101. Smaller porches are located at the north and south elevations. All of the porches have been described in "Exterior Features", *Exterior Porches*.

Room 101

Room 101 was the main social and recreation space in the Clubhouse. As such, it is the largest and most open of the spaces. It is highlighted by two large stone fireplaces at the north and south ends as well as by the exposed roof trusses above. The room measures approximately 20'-2" x 65'-5½".



Figure C- 42. Room 101, looking north.



Figure C- 43. Room 101, looking south.

Flooring: The floor consists of 1" wide tongue-and-groove boards that run east-to-west.

In front of each fireplace is a concrete hearth that measures approximately 2'-0" x 8'-0".

Walls: The north, south, and west walls consist of the exposed stud walls with backside of ¼" plywood sheathing. The east wall likewise is an exposed stud wall but with the backside of the exterior siding.

Wood louvers are located at the top of the north and south walls.



Figure C- 44. Room 101, louver at the top of the north wall.

Doors: Refer to door type D-1 and D-2 in the *Doorways* section under "Exterior Features".

At the east side of the north wall there is a door leading to Room 102, the kitchen. The door is a five-panel pivot door which measures approximately 2'-8" x 6'-8" x 1½". The panels are arranged horizontally, the same as exterior door type D-3. The pivot is on the east side. There is no additional hardware.

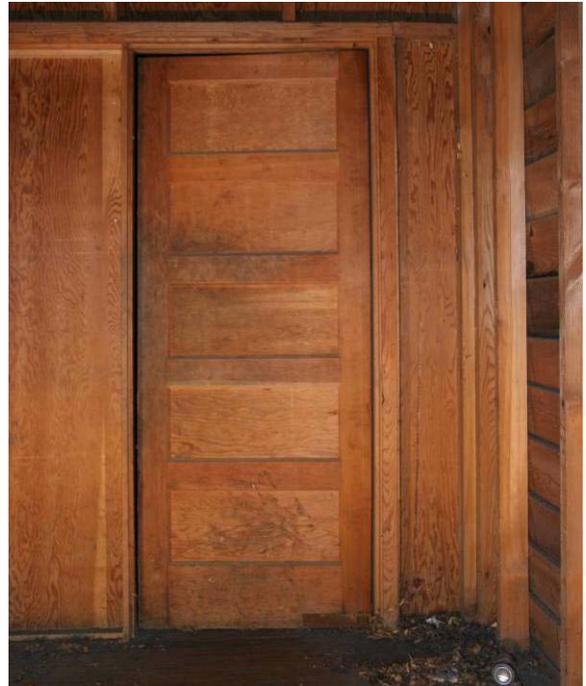


Figure C- 45. Interior five-paneled door at north wall of Room 101.

Two adjacent doorways are located at the north end of the west wall. They are separated by approximately 6". Both of the doors are missing. The north door originally swung into Room 102 while the other swung into 101. They were both hinged at the 6" center section. The door openings measure approximately 2'-8" x 6'-8".

Notches for two, 3½" tall, butt-hinges remain on both doorways. In addition, a notch for a 4" tall keep is located at the north doorway jamb.

At the center of the west wall is a 5'-0" x 6'-8" doorway that leads into the back corridor,

Room 104B. It appears that the doorway was intended to have doors given the stops but that they were never attached for there is no evidence of hinges ever being attached to the door jamb. Based on the location of the stops, the doors would have swung into the corridor.

A cased opening, measuring approximately 5'-0" x 6'-8", is located at the east end of the south wall.

Each of the doorways have plank-board casing which measures 2" x $\frac{5}{8}$ ".

Windows: Two sets of double hung type W-1 windows set side-by-side are located at the east wall of Room 101. Refer to window type W-1 in the *Windows* section under "Exterior Features".

The casing consists of 2" x $\frac{5}{8}$ " plank-boards.

Ceiling: The roof framing, consisting of four king-post wood trusses, the rafters, and the plank-board decking, are left exposed.

The king-post roof trusses run east-to-west and are supported on wood posts with 6" x 6" diagonal bracing. The distance from finished floor to the bottom of the truss measures approximately 10'-9 $\frac{3}{4}$ ". The bottom chord measures approximately 6" x 10". Both the king post and top diagonal chord are 6" wide but the depth could not be determined. The truss members have chamfered edges.

Between the king-post trusses are four rafters. The middle two rafters measure 2" x 6" and are spaced at approximately 2'-10" on-center while the outer rafters measure 2" x 4" and are spaced at 2'-2" on-center.

The majority of the roof deck consists of 1" x 6" plank-boards. The deck boards vary between the two middle rafters in each truss bay. At the bottom half, the decking

consists of varnished 1" x 4" plank-boards. These boards are not original and, together with the larger sized middle rafters, suggest dormer windows were probably originally installed.



Figure C- 46. Corner of king-post truss and underside of gable roof framing in Room 101.

Finishes: The replacement deck boards mentioned in the above section have been varnished. All other surfaces appear to be unfinished.

Mechanical Systems: None present.

Electrical Systems: Nine toggle switches are mounted directly to the exposed studs in Room 101. Three switches are located on the east wall, two on the north, three on the west, and one on the south. Each of the switches are located adjacent to doorways or cased openings except for one at the far south end of the west wall. The toggle switch cover plates are all plastic.

Five duplex wall outlets are mounted directly to the exposed studs in Room 101. Two outlets are located at the north and south walls, one on either side of the fireplace. One outlet is on the southern half of the west wall. All the outlets have plastic cover plates.

Four light fixtures appear to have been mounted to the underside of each of the four trusses. The fixtures are now missing with only the junction box and exposed wiring remaining.

It appears that sconce lights were located at each of the four walls based on the location, heights, and mounting bracket wall-mounted junction boxes. Additional junction boxes are located on either side of both chimneys as well as two boxes on both east and west walls.

The electrical wiring is all surface mounted and insulated either with fabric or plastic insulation.

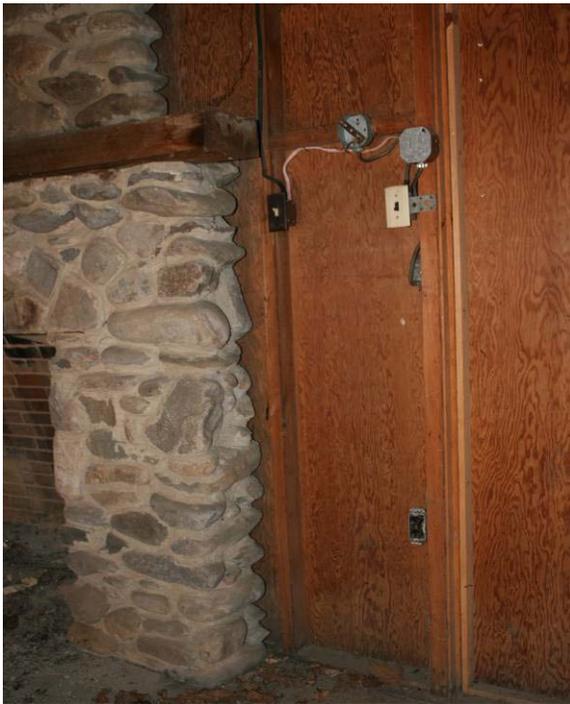


Figure C- 47. Toggle light switches, junction boxes, and exposed wiring at north wall of Room 101.

Plumbing Systems: None present.

Other Features: At the north and south walls there are large stone fireplaces with wood mantels. Both of the fireplaces are about 9'-0" wide and approximately 5'-2" to the top of the stone. The firebox opening measures approximately 5'-0" wide x 3'-6" tall x 2'-5" deep. The wood mantel piece measures approximately 4" thick x 10'-0" wide x 10" deep.

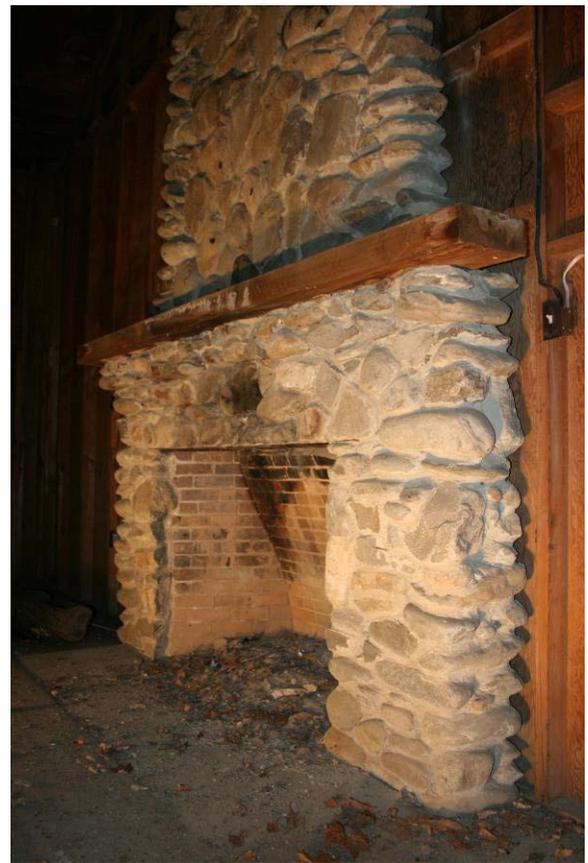


Figure C- 48. Stone fireplace at north wall of Room 101.

Room 102A

Room 102A is a long rectangular-shaped room at the north end of the cabin. It measures approximately 8'-11" x 37'- 6½". The room served as a kitchen and there remains the exhaust hood, preparation tables, shelving, and u-shaped countertop with single-bowl sink.

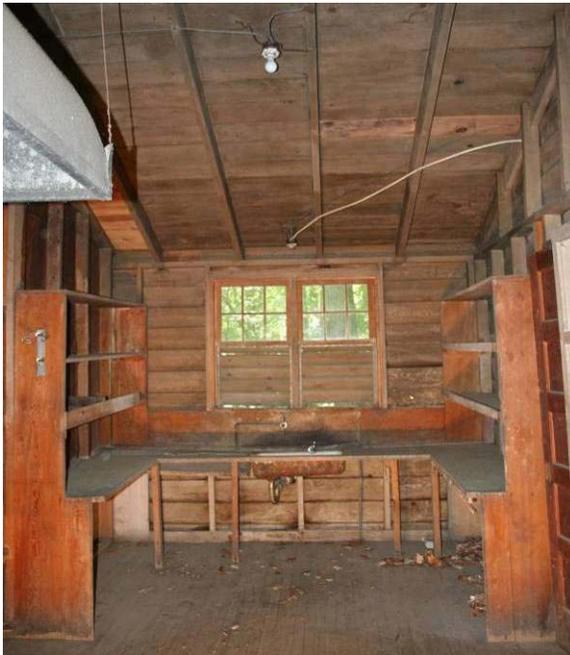


Figure C- 49. Room 102A, looking west.



Figure C- 50. Room 102A, looking east.

Flooring: The flooring consists of 2¼" tongue-and-groove unvarnished boards that run in an east-to-west direction.

Below the exhaust hood is a sheet of galvanized metal that has been attached over the wood floor for protection.

Walls: The north wall offsets about midway down. To the west of the wall offset the wall consists of exposed studs and the backside of the exterior siding. To the east of the offset, the wall studs have been covered with ¼" plywood.

The east wall consists of ¼" plywood over the stud framing.

The south wall consists of ¼" plywood over the stud framing. A galvanized sheet metal panel is attached to the plywood under the exhaust hood. The south wall is also broken by the backside of the stone fireplace which projects out into the room.

The west wall consists of the exposed studs and backside of the exterior siding.

Doors: One type D-1 door was located at the east wall. The door has since been removed and replaced with louvers.

One type D-3 door is located at the west end of the north wall which opens off the north porch. Refer to door type D-3 in the *Doors* section under "Exterior Features".

One five-paneled interior door is located at the east end of the south wall. Refer to Room 101's *Doors* section.

Windows: One type W-4 window above the sink at the west wall. Refer to window type W-4 in the *Windows* section under "Exterior Features".

The bottom sash have since been replaced with wood louvers.

Five type W-1 windows are located along the north wall. Refer to window type W-1

in the *Windows* section under “Exterior Features”.

At two of the windows, the bottom sash have been replaced with wood louvers.

Each of the windows casing consists of 2" x $\frac{5}{8}$ " plank-boards.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 8" and are 2'-2" on-center.

Finishes: The door to the south porch has been varnished at the inside face. All other surfaces appear to be un-finished.

Mechanical Systems: None present.



Figure C- 51. Octagonal ceramic light socket base in Room 102A.

Electrical Systems: Five ceramic light socket bases are attached to the underside of the exposed rafters in Room 102A. Three of the bases are octagonal in shape and 3 $\frac{3}{4}$ "

across. The light socket base at the far-east end is round and 4" in diameter while the socket has a band.



Figure C- 52. Round ceramic light socket base in Room 102A.

Four duplex outlets are mounted to the walls in Room 102A. An outlet is located on either side of the stone chimney, one under countertop at the far west end of the south wall, and one under the countertop at the far west end of the north wall.

Plumbing Systems: An early, if not original, porcelain wall mounted sink with integral backsplash and faucet is located at the north wall. The front of this sink has since been propped up by a board.

A single bowl under-mount sink is located in the countertop along the west wall. The sink, faucet, and piping all appear to be early, if not original.

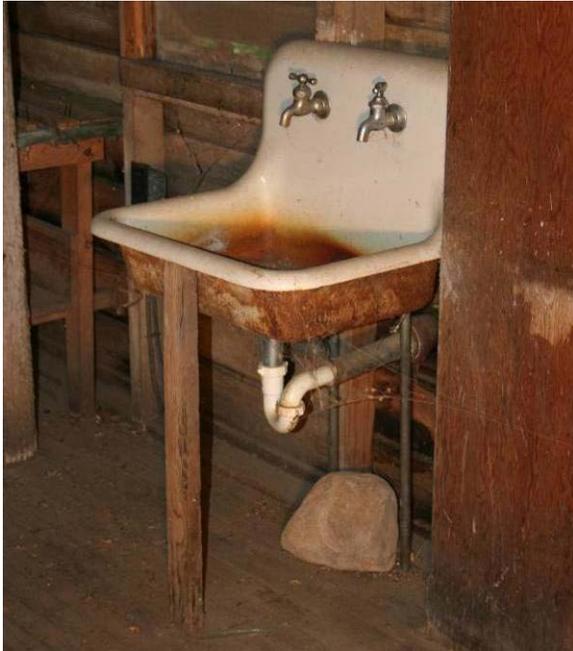


Figure C- 53. Wall-mounted sink at north wall.



Figure C- 54. Under-mount kitchen sink in U-shaped countertop at west wall.

Other Features: A metal exhaust hood is located to the west of the chimney, along the south wall.



Figure C- 55. Metal exhaust hood, wall panels, and floor in Room 102A.

Miscellaneous freestanding wood tables and shelving units are located along the north wall. Both the tables and shelving units are constructed in a very utilitarian fashion. In addition, wall mounted shelving units are dispersed within the room and a wood bench is at the east wall. They appear to have been used for food storage and preparation.

At the far west end of the room is a u-shaped countertop with an under-mount sink in the center portion. The countertop consists of galvanized sheet metal that is face-nailed to the framing below. It is primarily open underneath and supported mainly by end panels and a few vertical members. The north and south sides have shelving units above.



Figure C- 56. Miscellaneous tables and shelves in Room 102A.



Figure C- 57. Wall-mounted shelves at the east wall in Room 102A.

Room 102B

Room 102B is a small rectangular-shaped space that opens into Room 102A to the north. The room appears to have functioned more as corridor, with the west wall being pushed back to allow more circulation room to-and-from the doors at the east wall. It measures approximately 5'-9" x 7'-10½" and is located in the northwest quadrant of the Clubhouse.



Figure C- 58. Room 102B, looking southwest.

Flooring: The flooring consists of 2¼" tongue-and-groove boards that run north-to-south.

Walls: The south and west walls consist of the exposed studs and backside the backside of the plywood.

The east wall is covered with ¼" plywood over stud framing.

Doors: Four doorways are located in Room 102B.

All doorways are cased with 2" x 5/8" plank-boards.

At the west wall, is a doorway that opens to Room 103. The doorway measures approximately 2'-8" x 6'-8".

The door is missing but two five-knuckle, 3½" high, metal, butt-hinges remain at the south jamb. A padlock is on the north jamb. Ghost marks are evident which indicate that the door had a metal knob with escutcheon on Room 102B's side and a rim lock on the other. The jamb also shows evidence for a metal keep.

A five-paneled door opens into Room 104A at the south wall and measures approximately 2'-8" x 6'-8". This door is similar to exterior door type D-3.

The hardware consists of two, five-knuckle, 3½" high, metal, butt-hinges at the west jamb.

Refer to Room 101's *Doorway* section for the two doors at the east wall.

Windows: None present.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 8" and the deck boards are 1" x 8".

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: One ceramic light socket base is mounted to the underside of the rafter. The base is 4½" in diameter and has a band at the socket.



Figure C- 59. Round ceramic light socket base in Room 102B.

A toggle switch with a plastic cover plate is located at the east wall, to the south of the doorways.

Plumbing Systems: None present.

Other Features: Two shelves are located in Room 102B. The shelf on the west wall consists of a simple board supported by wood blocks from below. The shelf on the west side of the south wall is also constructed of wood but has been partitioned off by smaller boards that divide it into three separate bins.



Figure C- 60. Wood shelf at south wall in Room 102B.

Room 103

Room 103 is a rectangular-shaped room that measures approximately 5'-10½" x 7'-6". The room probably functioned as a pantry

given its proximity to the kitchen and the number of shelving units along its north and south walls. It is located in the northwest quadrant of the Clubhouse.

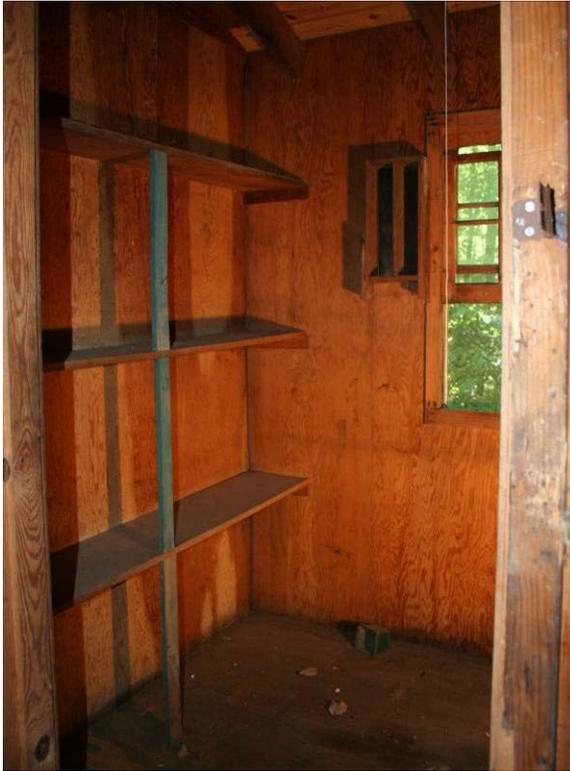


Figure C- 61. Room 103, looking southeast.

Flooring: The flooring consists of 2¼" tongue-and-groove boards that run north-to-south.

Walls: The walls consist of ¼" plywood over wood studs.

Doors: A doorway is located on the east wall but the door is missing. Refer to Room 102B's *Doors* section.

The doorway is cased with of 2" x ⅝" plank-boards.

Windows: One type W-2 window is located on the west wall. Refer to window type W-2 in the *Windows* section under "Exterior Features".

The window is cased with 2" x ⅝" plank-boards.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 6".

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: One ceramic light socket base is mounted to the underside of the rafter. The base is 4½" in diameter and has a band at the socket (similar to *Figure C- 59*).

Plumbing Systems: None present.

Other Features: Stacked wood shelves are located along the north and south walls. The shelves are supported from below by wood blocks as well as by a vertical wood support.

On the west wall, is a rectangular wood storage cubicle that has been divided into two vertically orientated compartments.

Room 104A

Room 104A is a rectangular corridor that measures approximately 3'-1½" x 16'-2". The corridor is located in the northwest quadrant of the Clubhouse.

Flooring: The flooring consists of 2¼" tongue-and-groove boards that run north-to-south.

Walls: The walls consist of ¼" plywood over wood studs.

Doors: Two doorways and one cased opening are located in Room 104A.

All doorways have the standard 2" x ⅝" plank-board casing.

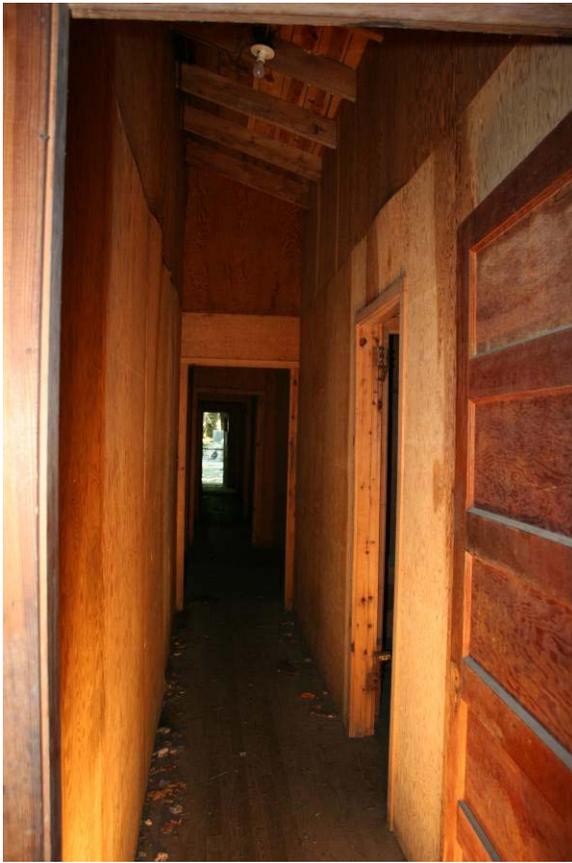


Figure C- 62. Corridor, Room 104A, looking south.

Refer to Room 102 *Doors* section for the door at the north wall.

Along the west wall is a doorway opening into Room 105. The door is now missing but the opening measures 2'-8" x 6'-8". Based on the location of the door stop, the door would have been 1¼" thick.

The west wall doorway retains both the top and bottom jamb-side half of the standard five-knuckle, 3½" high, metal, butt-hinge.

A cased opening is located at the south wall. The opening doesn't appear to have ever had a door

Windows: None present.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 6". The

deck boards are 1" x 8" for most of the area. Replacement deck boards were installed in the southwest quadrant and appear lighter in color. These deck boards measure 1" x 6".

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: A toggle switch with plastic cover plate is located at the east wall.

Two ceramic light socket bases are hung from the roof structure. The bases are smooth and 4½" in diameter. The light sockets both have a band near the edge of the socket (similar to *Figure C- 59*).

Plumbing Systems: None present.

Room 104B

Room 104B is a polygon-shaped corridor at the north-central portion of the Clubhouse. At its widest point, the room measures approximately 11'-4" x 5'-7½". The room provides a link to the corridors to the east and west (Rooms 104 A and C respectively) and opens into Room 101. The Room is also essentially open to Room 107 to the west, separated only by a low partition. At the northwest corner there is a small ancillary room used as a phone room. The partition forming the western boundary holds a mailbox.

The phone room is polygonal in shape and measures at its widest points approximately 2'-6¾" x 4'-0".

Flooring: The flooring in Room 104B and phone room consists of 2¼" tongue-and-groove boards that run north-to-south.

Walls: The walls in Room 104B and the phone room consist of ¼" plywood over wood studs.



Figure C- 63. Room 104B, looking north. Phone room is to the left of the corridor doorway.

Doors: There are four cased openings in Room 104B.

All cased openings have the standard 2" x 5/8" plank-board casing.

Refer to Room 104A's *Doors* section for the cased opening at the north wall.

A doorway leads to a small phone room at the northwest corner of the room. The door is missing but the opening measures 2'-0" x 6'-8".

Refer to Room 101's *Doors* section for the cased opening along the west wall.

A doorway is located along the south wall and leads to Room 104C. The door is missing but the opening measures 2'-8" x 6'-8".

The door was hinged at the east jamb and both leafs of the top hinge remain. The hinge is a five-knuckle, 3½" high, metal, butt-hinge. An existing rim-lock keep remains at the west jamb.

Windows: None present.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 8" and the decking 1" x 8".

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: A toggle switch with plastic cover plate are located at the south end of the east wall.

A junction box is attached to the roof deck and originally had a light fixture attached. The fixture is now missing.

Plumbing Systems: None present.

Other Features: At the north wall of the phone room there is a wood shelf supported by wood blocking and a metal bracket.

On the north, east, and west walls there is early graffiti, including drawings, phone numbers, names, etc.



Figure C- 64. Graffiti in phone room off Room 104B.

Room 104C

Room 104C is a rectangular corridor to the south of Room 104B. It measures approximately 3'-1½" x 9'-0½".

Flooring: The flooring consists of 2¼" tongue-and-groove boards that run north-to-south.

Walls: The walls consist of ¼" plywood over wood studs.

Doors: Three doorways are located in Room 104C.

All doorways have the standard 2" x ⅝" plank-board casing.

Refer to Room 104B's *Doors* section for the doorway at the north wall.

A doorway is located on the west wall and opens into Room 108. The door is missing but the opening measures 2'-8" x 6'-8".

The jamb-side leaf remains from a five-knuckle, 3½" high, metal, butt-hinge. Based on the hinge's location, the door swung into Room 108 and was hinged at the south jamb.

A doorway is located on the south wall and opens into Room 104D. The door is missing but the opening measures 2'-8" x 6'-8".

Both the top and bottom hinges remain and consist of five-knuckle, 3½" high, metal, butt-hinges. The hinges are located at the west jamb and the door originally swung into Room 104D.

Windows: None present.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 6" and are 2'-2" on-center.

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: A toggle switch with plastic cover plate are located along the north end of the west wall.

A ceramic light socket base is hung from the roof structure at approximately the center of the room. The base is smooth and is 4½" in diameter. The light socket has a band near the edge of the socket (similar to *Figure C-59*).

Plumbing Systems: None present.

Room 104D

Room 104D is a rectangular corridor to the south of 104C, in the southwest quadrant of the Clubhouse. It measures approximately 3'-1½" x 14'-7¾".

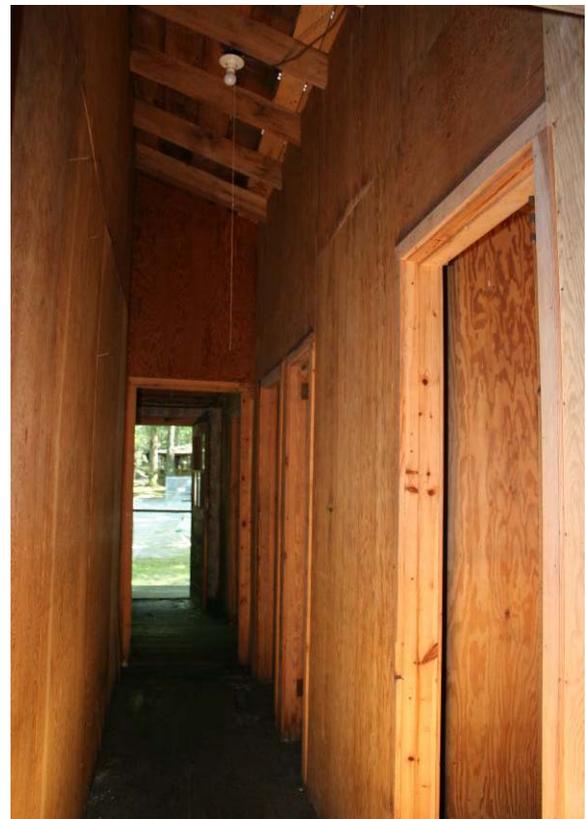


Figure C- 65. Corridor/Room 104D, looking south.

A closet is located at the west wall and measures approximately 2'-7" x 4'-6".

Flooring: The flooring in both the corridor and closet consisted of both 2¼" and 3¼" tongue-and-groove boards that run north-to-south. To the north of Room 111's south jamb the boards are 2¼" and to the south they are 3¼".

Part of a board was missing in the southwest corner of the corridor and water staining was evident around the missing boards. Damaged flooring has been replaced during the Fall of 2008 with ¾" x 2¾" boards.



Figure C- 66. Floor at south end of Room 104D showing change in floorboards as well as damage to floor as a result of water infiltration.



Figure C- 67. Looking southwest into closet along Room 104D's west wall.

Walls: The walls consist of ¼" plywood over wood studs.

The plywood has buckled at the north, south, and west walls due to water infiltration.

The closet walls consist of the exposed studs and backside of ¼" plywood sheathing. Water stains are evident at the top, south end of the west wall.

Doors: Four doorways are located in Room 104D.

All doorways have the standard 2" x ⅝" plank-board casing.

Refer to Room 104C's *Doors* section for the doorway at the north wall.

A doorway to a small closet is located at the north end of the west wall. The door is missing but the opening measures 2'-6" x 6'-8".

Both the top and bottom hinges remain and consist of five-knuckle, 3½" high, metal, butt-hinges. The hinges are located at the north jamb and the door originally swung into Room 104D.

A doorway leads to Room 110 in approximately the middle of the west wall. The door is missing but the opening measures 2'-0" x 6'-8".

Both the top and bottom hinges remain and consist of five-knuckle, 3½" high, metal, butt-hinges. The hinges are located at the south jamb and the door originally swung into Room 110.

A doorway is located at the far south end of the west wall. The door is a five-paneled interior door, similar to exterior door D-3, but is fixed shut. It measures 2'-8" x 6'-8" and opened into Room 111.

Windows: None present.

Ceiling: The roof rafters and decking are exposed in the corridor and closet. The rafters in the corridor measure 2" x 6" and the decking 1" x 8".

A replacement deck board is located at the western edge of the corridor and is lighter in color.

Signs of water damage and rot are evident on the corridor deck boards.

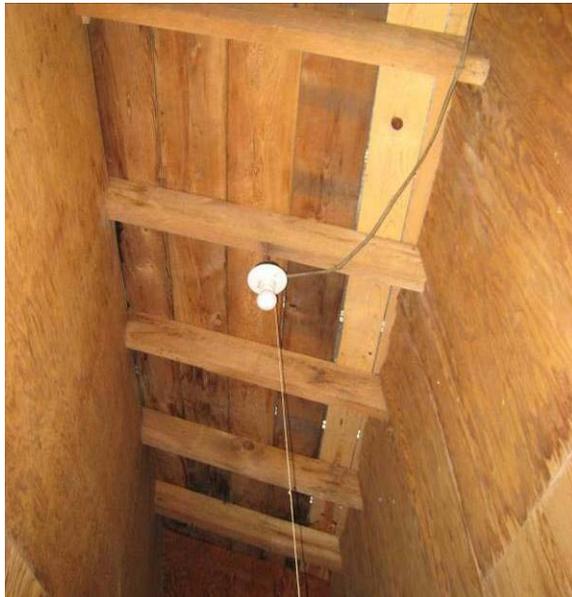


Figure C- 68. Exposed roof framing in Room 104D. Note replacement deck-board at the far right.

The rafters in the closet measure approximately 2" x 4". The roof deck boards appear to be 1" x 8" except at the south end where they were replaced by 1" x 6" boards.



Figure C- 69. Exposed roof framing in closet off Room 104D's west wall of.

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: A ceramic light socket base is hung from the roof structure. The base is smooth and is 4½" in diameter. The light socket has a band near the edge of the socket (similar to *Figure C- 59*).

Plumbing Systems: None present.

Other Features: Within the closet there is a 1¼" diameter wood hanging rod (Refer to *Figure C- 67*).

Room 105

Room 105 is roughly square-shaped and measures approximately 8'-6¼" x 8'-6". The room may have functioned as a bedroom given the adjacent closet and toilet room. The closet, which will be treated as part of this room, measures approximately 2'-4½" x 4'-6".

Flooring: The flooring in Room 105 and the adjoining closet consists of 2¼" tongue-and-groove boards that run north-to-south.



Figure C- 70. Room 105, looking northwest.

Walls: The walls consist of ¼" plywood over wood studs.

Doors: Three doorways are located in Room 105, but all are missing their doors.

All doorways have the standard 2" x 5/8" plank-board casing.

Refer to Room 104A's *Doors* section for the doorway at the east wall.

A doorway leads to a closet at the eastern end of the south wall. The door measured 2'-0" x 6'-8" x 1¼".

Both the top and bottom hinges remain and consist of five-knuckle, 3½" high, metal, butt-hinges. The hinges are located at the east jamb and the door originally swung into Room 105. Marks at the jambs indicate that the door had a metal rim lock and keeper.

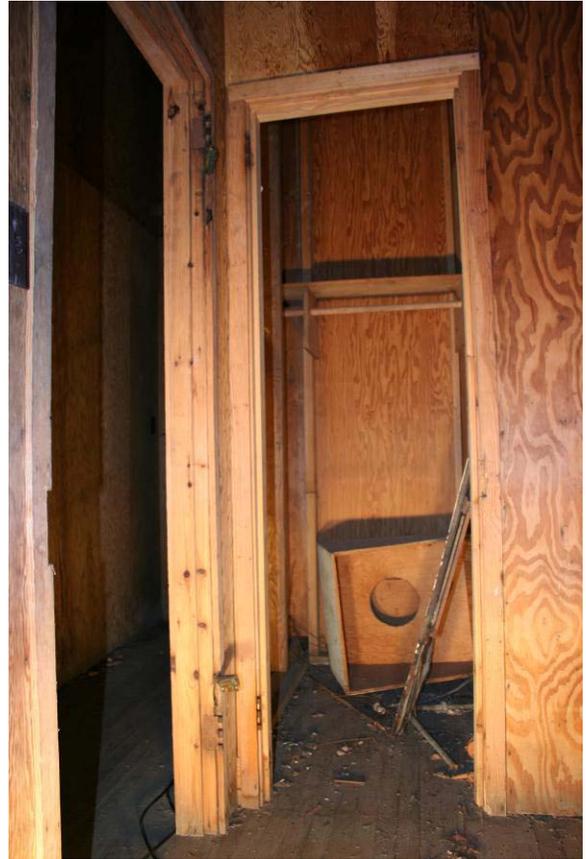


Figure C- 71. Room 105, looking south into closet.

A doorway leads to a toilet room at the western end of the south wall. The door is missing but originally measured 2'-0" x 6'-8" x 1¼".

Both the top and bottom hinges remain and consist of five-knuckle, 3½" high, metal, butt-hinges. The hinges are located at the west jamb and the door originally swung into Room 105. Marks at the jambs indicate that the door had a metal rim lock and keeper.

Windows: A type W-1 window is located at the west wall. Refer to window type W-1 in the *Windows* section under "Exterior Features".

The window is cased with 2" x 5/8" plank-boards.



Figure C- 72. Room 105, looking south into toilet room.

Ceiling: The roof rafters and decking exposed. The rafters measure 2" x 6" and the decking 1" x 8". At the west wall, the bottom of the rafters are approximately 7'-6" above finished floor.

Finishes: None present.

Mechanical Systems: None present

Electrical Systems: A ceramic light socket is hung from the roof structure. The base is smooth and is 4½" in diameter. The light socket has a band near the edge of the socket.

A toggle switch with a plastic cover plate is located on the east wall, just to the north of the doorway.

A duplex wall outlet with a plastic cover plate is located at the north wall.

Plumbing Systems: None present.

Other Features: A wood shelf is located along the south wall of the closet. It measures approximately 11½" x 7/8". Below the shelf is a 1¼" diameter wood hanging rod.

Room 106

Room 106 is a small rectangular-shaped bathroom that adjoins Room 105. The room measures approximately 4'-6" x 5'-9".

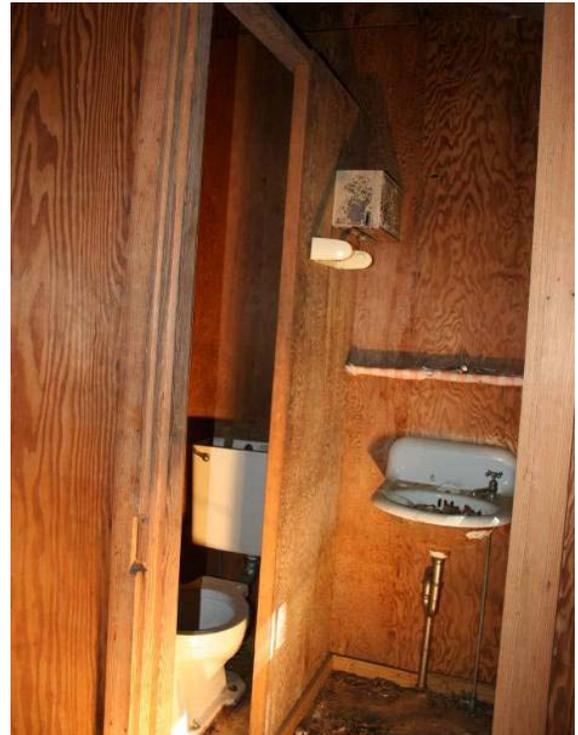


Figure C- 73. Toilet Room/ Room 106, looking southeast.

Flooring: The toilet room has a sheet vinyl floor with a ¾" aluminum threshold at the doorway.

Walls: The walls consist of ¼" plywood over wood studs. At the bottom of all four walls there is a 3" x ¾" wood base.

A 6'-10" high partition separating the lavatory from the toilet stall. This partition consists of wood studs and ¼" plywood sheathing.

Doors: Refer to Room 105's *Doors* section for the doorway at the north wall.

Windows: A type W-2 window is located on the west wall in the toilet room. Refer to window type W-2 in the *Windows* section under "Exterior Features".

The window is cased with 2" x 5/8" plank-boards.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 6" and the decking 1" x 8".

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: None present.

Plumbing Systems: A porcelain wall-mounted lavatory with oval bowl and integral backsplash are located on the south wall of the toilet room. The lavatory is approximately 1'-4" deep x 1'-6" wide. Only one of the faucets remain. Waste and supply piping both come through the floor. The lavatory and faucet appear to be early, if not original.

A "Crane" floor-mounted toilet with water tank is located at the eastern half of the room. The tank is missing its lid and the toilet is missing its seat. A stamp within the tank gives a date of 1987.

Other Features: There is an early metal paper towel dispenser at the west face of the toilet stall partition. Embossed on the face of the dispenser is A.P.W., which stands for one of the first companies to sell modern toilet paper in perforated rolls, the Albany

Perforated Wrapping Paper Company.¹ Adjacent to the dispenser, a later plastic paper towel holder has been added.

A small 3½" deep wood shelf is mounted on the south wall over the lavatory.

Room 107

Room 107 appears to have functioned as a general administration room. It is located at the west central portion of the Clubhouse and measures approximately 6'-5" x 7'-11". The room is separated from the corridor to the east by a low partition with table which resembles a receptionist desk.

To the north is an adjoining room which measures approximately 4'-0" x 5'-7¼". The function of this room is not clear, but may have served as a small office or storage space.

Flooring: The flooring in Room 107 and the adjoining space consists of 2¼" tongue-and-groove boards that run north-to-south.

Walls: The walls in Room 107 consist of ¼" plywood over wood studs.

In the adjoining room, the walls are the exposed studs and backside of ¼" plywood sheathing.

Doors: A doorway is located at the north wall, leading to the adjoining room. The door is missing but measured 2'-6" x 6'-8" x 1¼".

Both the top and bottom hinges remain and consist of five-knuckle, 3½" high, metal, butt-hinges. The hinges are located at the west jamb and the door originally swung into the ancillary room.

¹

<http://acronyms.thefreedictionary.com/Albany+Perforated+Wrapping+Paper+Company>
http://en.wikipedia.org/wiki/Toilet_paper

The doorway is cased with 2" x 5/8" plank-boards.



Figure C- 74. Room 107, looking northwest.

Windows: Two type W-1 windows are placed side-by-side and are located on the west wall. Refer to window type W-1 in the *Windows* section under “Exterior Features”.

The north window, bottom sash, has been replaced with a wood louver.

One type W-2 window is located at the west wall in the ancillary room. Refer to window type W-1 in the *Windows* section under “Exterior Features”.

The windows are cased in 2" x 5/8" plank-boards.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 6" and the decking 1" x 8".

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: A ceramic light socket is hung from the roof structure. The base is smooth and is 4½" in diameter. The light socket has a band near the edge of the socket (similar to *Figure C- 59*).

Plumbing Systems: None present.

Other Features: A partial height wall creates a boundary with Room 104B. The wall has shelving units and, at the southern end, a compartment for mail. A mail slot is located above.

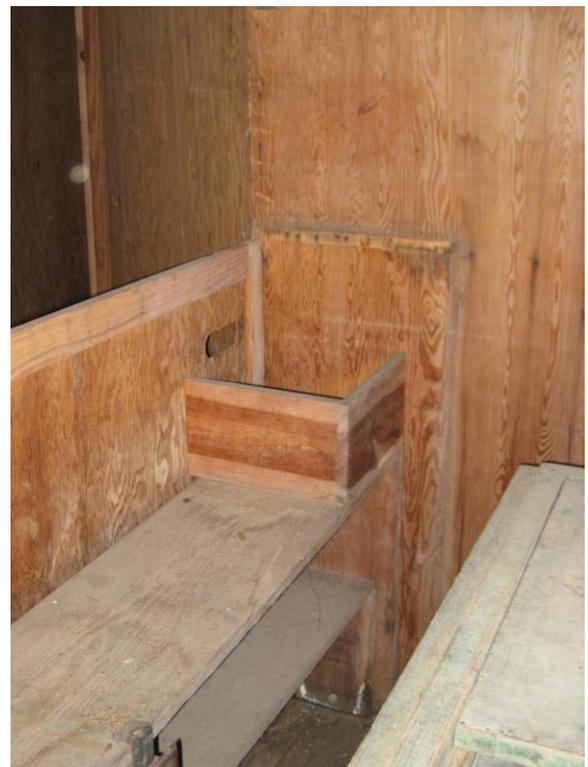


Figure C- 75. Desk with mail slot and compartment.

A 2'-4" wide wood shelf is located along the south wall of the ancillary room.



Figure C- 76. Wood shelf in adjoining storage room.

Room 108

Room 108 is a rectangular-shaped room that measures approximately 7'-8½" x 8'-6".

Like Room 105, the room may have functioned as a bedroom and has two smaller adjoining closets and a toilet room. The closets are located at the north wall and the toilet on the south. The two closets will be treated as part of Room 108 but the toilet room is Room 109.

Flooring: The flooring in Room 108 and adjoining closet spaces consists of 2¼" tongue-and-groove boards that run north-to-south.

Walls: The walls in the main room consist of ¼" plywood over wood studs.

At the east and west walls, the plywood is buckling.

In the western closet, the north, east and south walls consist of the exposed studs and backside of ¼" plywood sheathing. The west wall also consists of the exposed studs but with the backside of the exterior siding.

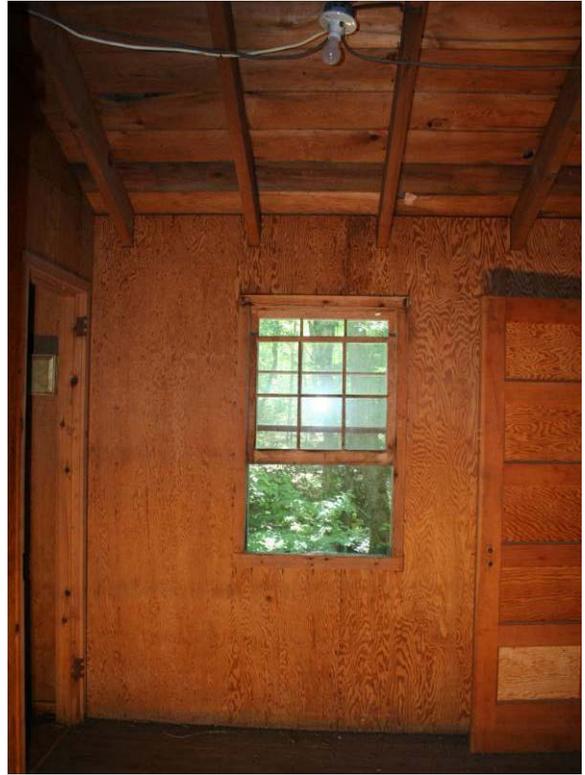


Figure C- 77. Room 108, looking west.

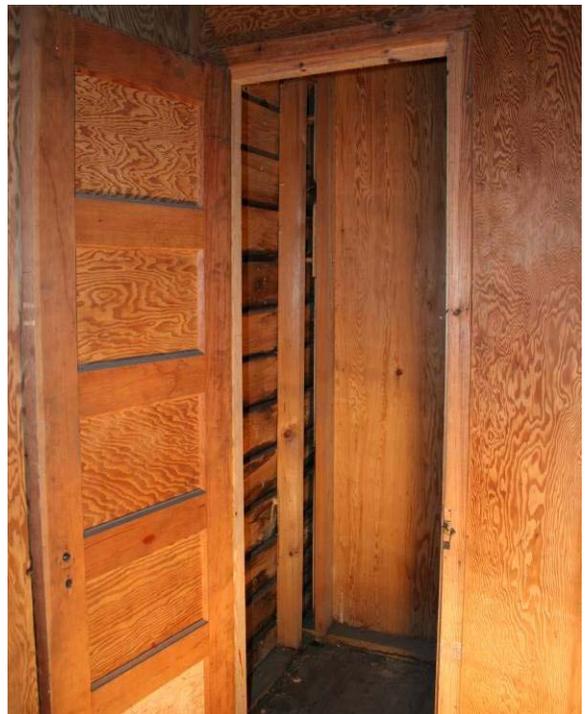


Figure C- 78. Western most closet along north wall in Room 108.

In the eastern closet, the south, east, and west walls consist of the exposed studs and backside of the ¼" plywood sheathing. The north wall is covered with the ¼" plywood.

Doors: Four doorways are located in Room 108.

All the doorways are cased with 2" x 5/8" plank-boards.

The doorway to the western closet is a five paneled door, similar to exterior door D-3, and measures approximately 2'-0" x 6'-8" x 1 3/8" (see *Figure C- 78*). The door swings into Room 108.

The door hardware consists of two five-knuckle, 3 1/2" high, metal, butt-hinges at the west jamb. The metal knob is missing. The doorway to the eastern closet is missing the door but it would have measured 2'-0" x 6'-8" x 1 1/4".

Both the top and bottom hinges remain and consist of five-knuckle, 3 1/2" high metal butt-hinges. The hinges are located at the west jamb and the door originally swung into Room 105.

Refer to Room 104C's *Doors* section for the doorway at the east wall.

A doorway is located at the western end of the south wall and leads to toilet room 109. The door is missing but measured approximately 2'-0" x 6'-8" x 1 1/4".

Both the top and bottom hinges remain and consist of five-knuckle, 3 1/2" high metal butt-hinges. The hinges are located at the west jamb and the door originally swung into Room 105.

Windows: A type W-2 window is located at the west wall. Refer to window type W-2 in the *Windows* section under "Exterior Features".

The window is cased in 2" x 5/8" plank-boards.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 6" and the decking 1" x 8".

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: A toggle light switch with plastic cover plate is located at the east wall, to the north of the doorway.

A duplex wall outlet is located at the north wall, between the two doorways.

A ceramic light socket base is hung from the roof structure in Room 108 and both closets. The base is smooth and is 4 1/2" in diameter. The light socket has a band near the edge of the socket (similar to *Figure C- 59*).

Plumbing Systems: None present.

Other Features: Two wood shelves are located on the east wall of the west closet. Each shelf is approximately 1'-9" deep.

A 1 1/4" wood rod is located at the west side of the east closet.

Room 109

Room 109 is a rectangular-shaped toilet room accessible through a doorway at the southwest of Room 108. The room measures approximately 4'-6" x 5'-6 1/2".

Flooring: The toilet room has a sheet vinyl floor with a 3/4" aluminum threshold at the doorway.

Walls: The walls consist of ¼" plywood over wood studs. At the bottom of all four walls there is a 3" x 3/4" wood base.



Figure C- 79. Room 109, looking southwest.

There is a 6'-9" high partition separating the lavatory from the toilet stall. The partition consists of wood studs and 1/4" plywood sheathing.

The plywood at the west wall shows signs of rot due to water infiltration from the roof.



Figure C- 80. Rot and water staining at top of west wall and underside of roof.

Doors: Refer to Room 108's *Doors* section for the doorway at the north wall. The doorway is cased with 2" x 5/8" plank-boards.

Windows: There is one type W-1 window at the west wall. Refer to window type W-1

under the "Exterior Features" *Windows* section.

The window is cased in 2" x 5/8" plank-boards. The head and sill casing are severely rotted due to water infiltration from the roof.

Ceiling: The ceiling in both spaces consists of the exposed rafters and decking above which follows the pitch of the overhead roof. The rafters measure 2" x 6" and decking 1" x 8".

The roof deck boards show signs of rot due to water infiltration along the west wall.

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: There is a ceramic light socket base hung from the roof structure. The base is smooth and is 4 1/2" in diameter. The light socket has a band near the edge of the socket (similar to Figure C- 59).

Plumbing Systems: There is a porcelain wall-mounted lavatory with oval bowl and integral backsplash at the south wall of the toilet room. The lavatory is approximately 1'-4" deep x 1'-6" wide. Only one of the faucets remain. Waste and supply piping both come through the floor. Both the lavatory and faucet appear to be early, if not original.

A floor-mounted toilet with water tank is located at the eastern half of the toilet room. The tank is missing its lid and the toilet is missing its seat. A date stamp within the tank gives a date of May 13, 1986.

Other Features: There is a plastic paper towel holder at the west face of the partition wall, facing the lavatory.

At the west wall there is a metal paper towel dispenser. Embossed on the face of the

dispenser is A.P.W., which stands for one of the first companies to sell modern toilet paper in perforated rolls, the Albany Perforated Wrapping Paper Company.

There is a small wood shelf mounted to the south wall over the lavatory.



Figure C- 81. Room 110, looking west.

Room 110

Room is a rectangular-shaped room and accessible off corridor 104D. The room measures approximately 4'-11" x 8'-6". It appears that the room was either a toilet or bathroom.

Flooring: The flooring consists of 2¼" tongue-and-groove boards that run north-to-south.

Walls: The walls consist of ¼" plywood over wood studs.

The plywood is in very poor condition with all walls showing signs of buckling and panels at the south wall have fallen off. Water infiltration appears to be the reason for the damage.

Doors: A door is located at the east wall. Refer to Room 104D's *Doors* section for the doorway at the east wall.

Windows: A type W-2 window is located on the west wall. Refer to window type W-2 in the *Windows* section under "Exterior Features".

The window is cased in 2" x 5/8" plank-boards.

Ceiling: The roof rafters and decking are exposed. The rafters measure 2" x 6" and are 1" x 8".

The deck boards in the northwest corner show signs of rot due to water infiltration.

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: A ceramic light socket base is hung from the roof structure. The base is smooth and is 4½" in diameter. The light socket has a band near the edge of the socket (similar to *Figure C- 59*).

Plumbing Systems: A toilet without tank or seat was in the room. The toilet has recently been removed.

Other Features: A wood shelf is located on the western end of the north wall which is supported by board blocking underneath.

A chrome towel bar is located on the south wall.



Figure C- 82. Room 111, looking northwest.



Figure C- 83. Room 111 looking southwest.



Figure C- 84. Room 111, looking southeast.

Room 111

Room 111 is a rectangular-shaped room at the far southwest corner of the Clubhouse. It measures approximately 8'-6" x 14'-6".

Flooring: The flooring consists of 2¼" wide plank-boards that run north-to-south.

The floorboards change in width and direction just to the south of the doorway to Room 104D. South of this point, the boards become 3¼" and run east-to-west.

The wood floor has some minor cupping and shows signs of water staining and rot.

Walls: The north wall is covered with particle board over wood studs.

The particle board has sustained water damage and is missing in sections.

The south wall consists of the exposed studs and backside of exterior siding. Most of the studs and siding however has been covered by brown paper.

At the bottom of the wall is a simple plank-board base that appears to be the same used in the floor.



Figure C- 85. Plank-board base mold in Room 111.

The east wall is covered with both particle boards and gypsum board over wood studs. The southern third of the wall is also covered by brown paper.

There is some minor water staining at the top of the wall.

At the bottom of the southern half of the wall there is a simple plank-board base that appears to be the same used in the floor.

The west wall is covered with a combination of materials consisting of particle board, horizontal wood boards, and 1/4" plywood.

Water staining and wood rot are evident on the wall.

A plank-board base is found at all four walls, although only on the southern half of the east wall. The plank-boards appear to be the same as the floor-boards.

Doors: Two doorways with doors are located in Room 111.

The doorways are cased in 2" x 5/8" plank-boards.

Refer to Room 104D's *Doors* section for the door at the north end of the east wall. A doorway with four-paneled door is located on the east wall and opens into Room 112. The door panels are arranged two-over-two (Refer to *Figure C- 84*). The door measures 2'-6" x 6'-6" x 1". This door is not original to this location however, since the hinge cut-outs are larger than the hinges themselves.

The door has two five-knuckle, 3 1/2" high, metal, butt-hinges at the north jamb. It also has a rim lock which measures 3 1/4" x 3 3/4".

Windows: Two type W-1 windows are located on the west wall. Refer to window type W-1 in the *Windows* section under "Exterior Features".

The window is cased in 2" x 5/8" plank-boards.

The window at the south wall has been removed and replaced with louvers.



Figure C- 86. Ceiling framing and remnants of particle board.

Ceiling: A particle board ceiling was installed over wood framing but almost all

of the particle board is now missing. The particle board ceiling was 7'-6" above the finished floor.

Finishes: The door has been painted.

Mechanical Systems: None present.

Electrical Systems: A ceramic light socket base is hung from the ceiling joist. The base is smooth and is 4½" in diameter. The light socket has a band near the edge of the socket (similar to *Figure C- 59*).

A duplex wall outlet with plastic cover plate is located at the east wall.

Plumbing Systems: None present.

Other Features: Three stacked wood shelves are located on the north wall. The shelves are 1'-1½" deep and span from wall-to-wall.



Figure C- 87. Room 112, looking east.

Room 112

Room 112 is a long, rectangular-shaped room at the south end of the clubhouse. The room measures approximately 9'-11" x 21'-4½".

Flooring: The flooring consists of 3¼" tongue-and-groove boards that run in an east-to-west direction.

Some of the floorboards appear to be wet and are discolored due to water infiltration. There are also some boards with minor cupping.

Walls: The north and west walls are covered with ¼" plywood over wood studs.

At the north wall, the backside of the stone chimney projects into the room. Cracks are noticeable at the west end of the chimney and a patch has been placed over an old flue opening.

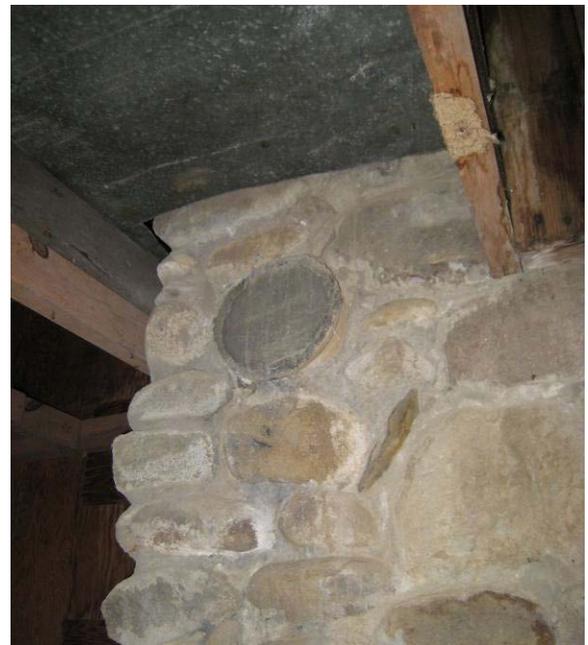


Figure C- 88. Patched flue in chimney along north wall.

The bottom of the west wall has some water staining and minor buckling.

The south wall has an offset approximately at its midpoint. To the west of the offset the wall is covered with horizontally orientated boards. The boards vary in size between 8" to 3¼". To the east of the off-set, the wall is covered with ¼" plywood.

Both the board wall and plywood sheathing are approximately 50% covered with

wallpaper. Much of the wallpaper at the west end of the wall is missing.

At the bottom of the wall is 5½" x 7/8" beaded-board base and at the top is a quarter-round crown mold.

The east wall is covered with ¼" plywood and wallpaper. A large section of wallpaper has been ripped off.

At the bottom of the wall is 5½" x 7/8" beaded-board base.



Figure C- 89. Wallpaper at south wall.



Figure C- 90. Base molding at south wall.

Doors: Three doorways are located in Room 112.

All doorways are at the western end of the room and have the standard 2" x 5/8" plank-board casing.

Refer to Room 104D's *Doors* section for the door on the north wall.

Refer to Room 111's *Doors* section for the door on the west wall.

Refer to door type D-4 in the *Doors* section under "Exterior Features" for the door at the south wall.

Windows: Two type W-1 windows are located at the south wall. Refer to window type W-1 in the *Windows* section under "Exterior Features".

The window casing consists of 2" x 5/8" plank-boards.

Ceiling: A particle board ceiling was installed over wood framing but almost all of the particle board is now missing. The particle board ceiling was 7'-6" above the finished floor. Some of the wood framing appears to be re-used pieces from elsewhere.



Figure C- 91. Miscellaneous wood framing at ceiling.

Finishes: The exterior door at the south wall, the south wall baseboards, and quarter-round crown molding appear to be varnished.

Mechanical Systems: None present.

Electrical Systems: A ceramic light socket base is hung from metal brackets that attach

to the ceiling joist. The base and socket are smooth and have a long neck.



Figure C- 92. Ceramic light socket base in Room 112.

A toggle light switch with plastic cover plate are located at the south wall, just east of the exterior door.

A duplex wall outlet is located on the north wall, to the west of the stone chimney.

Plumbing Systems: None present.

Room 113

Room 113 is a small rectangular room at the southeast corner of the clubhouse. The room measures approximately 7'- 2½" x 9'- 5".

Flooring: The flooring consists of 3¼" tongue-and-groove boards that run in an east-to-west direction.

Walls: The west wall consists of the exposed studs and backside of the ¼" plywood sheathing.

The north, east, and south walls are all covered in ¼" plywood over wood studs.

Doors: Refer to Room 101's *Doors* section for the cased opening at the north wall.

The casing consists of the standard 2" x 5/8" plank-boards.

Refer to door type D-1 in the *Doors* section under "Exterior Features" for the exterior door at the east wall.

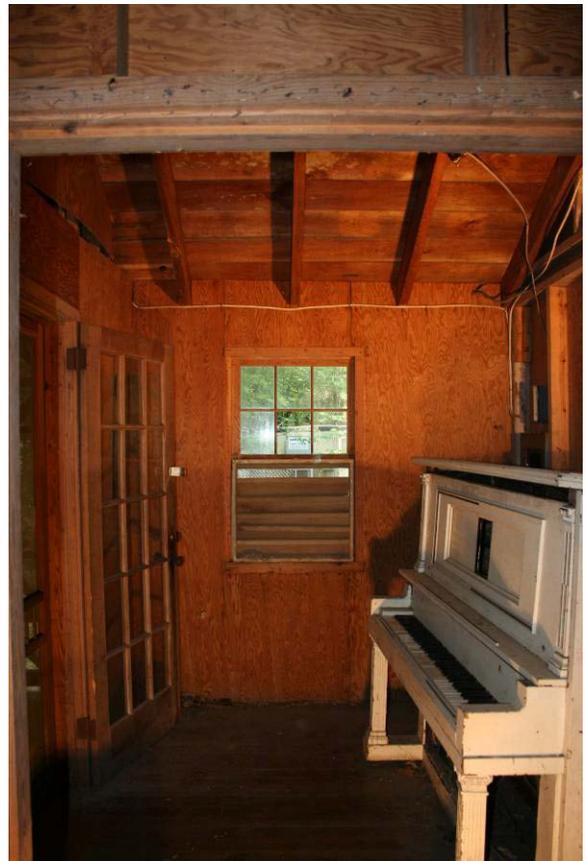


Figure C- 93. Room 113, looking south.

Windows: A type W-1 window is located at the south wall. Refer to window type W-1 in the *Windows* section under "Exterior Features".

The bottom sash has been replaced by wood louvers.

The window is cased with 2" x 5/8" plank-boards.

Ceiling: The roof rafters and deck boards are exposed. The rafters measure 2" x 6" and are 2'-0" on-center. The deck boards are 8" x 7/8".

Finishes: None present.

Mechanical Systems: None present.

Electrical Systems: A junction box is mounted to the underside of the roof. The junction box probably held a ceramic light socket.

A toggle light switch with plastic cover plate is located on the north wall, to the west of the cased opening.

A fuse box and electrical box for the flood lights are located at the south end of the west wall.

Plumbing Systems: None present.

Utility Systems

The building is currently without active utility services.

Heating and Cooling: As with the other buildings of the Elkmont community, the cool crisp summer climate was a major draw to this mountain vacation community. Natural ventilation was a key element to maximizing the effect. Therefore, the choice of a shady location was critical, as was placement near the cool water of a mountain creek on a raised location with orientation to maximize air circulation. The use of operable windows and screened porches helped to capture breezes for interior circulation.

Heat was provided in the Meeting Room by the two, wood-burning fireplaces at the

north and south end-walls. No other heating source was identified.

Electrical Service: Overhead electrical supply lines connected at the south side of the building. The fuse panel box for the disconnected electrical system is located on the west wall of Room 113. A subpanel is located on the south wall of the room at grade containing the hot water heater.

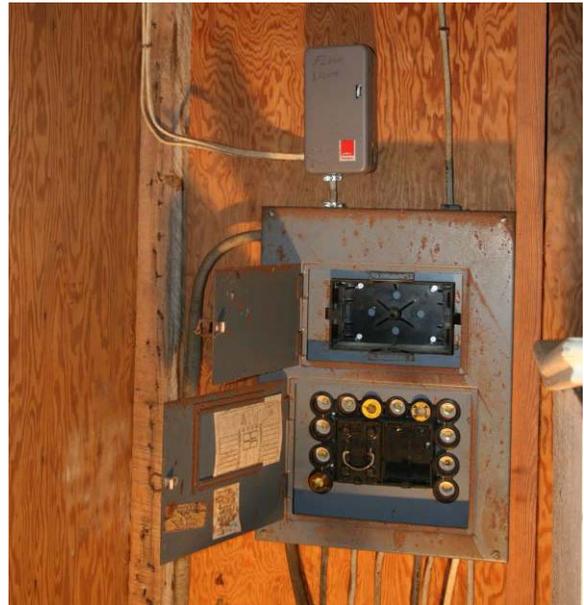


Figure C- 94. Electrical panel.

Most switch and outlet boxes retain molded-plastic box covers.



Figure C- 95. Molded plastic light switch cover.

Five varieties of ceramic light sockets, apparently original, are present. They

appear on the east porch, north porch and the rooms flanking the central Meeting Room. Absent, but documented by ghost marks, access holes, screw holes and wiring remnants, are a single electrical fixture at the center, bottom-side of the bottom chord of each of the four Meeting Room trusses, a wall sconce on either side of each chimney, and two wall sconces on the east and west walls, immediately below the northernmost and southernmost trusses.



Figure C- 96. One variety of early ceramic light sockets.

The electrical system with all its components is important for interpretation. However, the potential for reactivation is not promising, except for some lighting fixtures once repaired.

Fresh Water Supply and Waste Water Disposal: Portions of the galvanized-pipe supply lines remain in place as do some of the bathroom and kitchen fixtures.

Two, four-inch, cast-iron waste pipes remain along the west elevation adjacent to the bathrooms.

An electric water heater is located at ground level, directly below the kitchen.



Figure C- 97. Electric water heater.

The plumbing lines and fixtures are important interpretive features but the usability of any portion is suspect.

Summary of Conditions

This is a well-designed and attractive lodge building. The architect sensitively employed native materials to blend with the surroundings. He wisely utilized design features to maximize environmental advantages for climate control. He efficiently grouped ancillary activities around the grandest space reserved for the most important activities. He efficiently employed the best materials for the building's structure and public spaces, and economized in the private quarters. Much of the original building fabric and design features remain.

Unfortunately, infrequent maintenance has taken a toll on building fabric both inside and outside. The protective outer skin has developed a number of deficiencies. There have been periodic roof leaks and flashing failures that are due to age and they are not yet completely rectified. The weather boards long ago lost their protective finish and thereby have weathered extensively, developing rot, warping and allowing moisture to enter the wall cavities. Some windows have lost their glazing or otherwise

lost their capacity to shed water. It is clear that rainwater has entered several rooms along the west section from roof leaks over a long period of time; the damage to interior building material is apparent. However, it is not known what damages may have been caused by moisture infiltration into wall cavities.

Along the exterior perimeter, unchecked ground erosion is allowing runoff to pool along the west and north walls primarily. In addition, splash from roof runoff is also a problem. A sizable amount of weather board close to grade has been lost along these two elevations in addition to grade-level doors, windows, shutters and other architectural features.

The National Park Service has made periodic stop-gap repairs and has kept the building locked to discourage vandalism and avoid injury. It also has installed louvers in door and window opening to promote air circulation. The building is currently moth-balled.

To whatever use the building is put, the remnants of the utility services should be viewed for their interpretive value primarily. They should not be expected to be incorporated into a role of reuse, except for minor exceptions such as the electrical fixtures.

PART II: TREATMENT AND USE

A. ULTIMATE TREATMENT & USE

Recommended Ultimate Treatment

The park's 1982 General Management Plan (GMP) called for the cessation of care for the buildings of Elkmont. Subsequent listing of the Elkmont Historic District in the National Register of Historic Places led to a reconsideration of those properties and the issuance in late 2008 of a Memorandum of Agreement (MOA.) This MOA provides for the retaining of nineteen buildings in the Elkmont Historic District, including the Appalachian Clubhouse.

In regards to the Appalachian Clubhouse, the agreement further specifies the appropriate treatments, stating "the exterior will be restored and its interior rehabilitated...." The intended usage of the building is also identified, stating it will be for "...day use, interpretive exhibits and public rental."

With these provisions in mind, in combination with the recognition of the abundance of sound building fabric that can be dated only broadly to the middle decades of the twentieth century, and tempered with the general absence of collected iconographic and documentary sources and oral traditions which might clarify the building's evolution, it is recommended that a relatively late restoration date be chosen. Thus, the majority of existing and sound building fabric is retained and is available for later reassessment of treatment options as missing gaps of information become known.

Accordingly, the Recommended Ultimate Treatment includes the restoration of the exterior to a circa 1975 appearance and the rehabilitation of the interior to accommodate interpretive exhibits and public rentals. It is further recommended that for its use as a public rental facility the handicapped-accessible restrooms be located in a new separate facility on site. Further, food preparation facilities are to be limited to those of a warming kitchen and that they are to be located in an ancillary section of the clubhouse such as the south end of the building.

This approach would have the following advantages:

- Enhances public benefit by retaining and preserving a contributing property of a National Register historic district.
- Enhances public education of an important epoch of park history by presenting the building itself as an important cultural resource while using its interior spaces to both interpret the building and house interpretive displays.
- Broadens the public's educational experience by retaining character-defining architectural features dating over a long span of the building's history.
- Enhances the visitor's experience by broadening the possibilities for use through private rentals and a rehabilitated interior.

- By rehabilitation, allows the introduction of modern conveniences, such as kitchen appliances, while retaining the character-defining historic features.
- ...And, in the current absence of evidence of missing early designs, such as lighting fixtures, provides flexibility in the design of replacements.
- By locating the handicapped-accessible public restrooms in a separate facility, minimizes intrusion into historic building fabric, most of which consists of small rooms, which instead are free to be interpreted.
- By locating the restrooms in a separate facility and disconnecting the historic plumbing of the clubhouse, minimizes the potential for damage to historic building fabric from plumbing failures.
- By limiting kitchen operations to that of a warming kitchen, minimizes the use of heat and subsequent potential for fire.
- ...and minimizes the physical and visual intrusion of venting and exhaust systems.
- By locating the warming kitchen in another part of the building instead of the original kitchen, eliminates installation damage to the original kitchen with its many distinctive early features.
- ...and frees the original kitchen for the valuable role of interpretation.
- ...and allows the early kitchen services (electrical and plumbing) to be disconnected, allowing interpretation of the early service systems yet minimizing potential damage from malfunction.
- ...and concentrates the physical intrusion of installing a new kitchen to the portion of the building that has the greatest previous damage and modification to early building fabric.
- By locating the warming kitchen in the ancillary rooms at the south end of the building (Rooms 111, 112 and 113), moves the activities of food delivery and preparation to the area conveniently adjoining delivery (the secondary entrance on the south elevation.)
- By selecting a late exterior restoration date, retains flexibility for future park decisions regarding treatment and interpretation to coincide with the results of additional research and investigation.

This approach would have the following disadvantages:

- Increases the deterioration of historic building fabric through the increased occupancy and potentially excessive activities of public rentals.
- Makes the public restrooms less convenient by locating in a separate building.

B. REQUIREMENTS FOR TREATMENT

The General Management Plan (GMP) for the Great Smoky Mountains National Park was prepared in 1982. That document states in part, "...leases for approximately 50 structures occupied by the Elkmont Preservation Committee (cabins and the Wonderland Hotel) will expire in 1992, and four remaining leases will expire in 2001. None of these leases will be extended, and the structures are proposed for removal on termination of the leases. Building sites will be returned to a natural state."

Subsequent to the preparation of the GMP, the Elkmont Historic District was listed in the National Register of Historic Places and the proscribed GMP actions for this district were determined to constitute adverse effects. Resolution was reached and in late December, 2008 a Memorandum of Agreement was circulated for signing by representatives of the Advisory Council on Historic Preservation, the National Park Service, the Tennessee State Historic Preservation Officer and other parties. The Memorandum of Agreement states "...the Appalachian Clubhouse will be restored, and its interior rehabilitated for day use, interpretive exhibits and public rental."

Treatment of the building and site are to be guided by *The Secretary of Interior's Standards for Historic Preservation Projects*, the Americans with Disability Act, and the International Building Code. Threats to public life, safety and welfare are to be addressed; however, because this is an historic building, alternatives to full legislative and code compliance are recommended where compliance would needlessly compromise the integrity of the historic building.

C. ALTERNATIVES FOR TREATMENT

In addition to the Recommended Ultimate Treatment discussed in Section I.A above, four alternative treatments are discussed below.

Alternative #1: Restore the exterior to its circa 1975 appearance and rehabilitate the interior to accommodate interpretive exhibits and public rentals. Both the new handicapped-accessible public restrooms and a small food preparation room would be installed in the south-end rooms, and perhaps some west-side lodging rooms/bathrooms, secondary areas where disturbance of historic building fabric has already occurred. Further, the food preparation facilities would be limited to that of a warming kitchen.

This approach would have the following advantages:

- Enhances public benefit by retaining and preserving a contributing property of a National Register historic district.
- Enhances public education of an important epoch of park history by presenting the building itself as an important cultural resource while using its interior spaces to both interpret the building and house interpretive displays.
- Broadens the public's educational experience by retaining character-defining architectural features dating over a long span of the building's history.
- Enhances the visitor's experience by broadening the possibilities for use through private rentals and a rehabilitated interior.
- By rehabilitation, allows the introduction of modern conveniences, such as kitchen appliances, while retaining the character-defining historic features.
- ...And, in the current absence of evidence of missing early designs, such as lighting fixtures, provides flexibility in the design of replacements.
- By locating the handicapped-accessible public restrooms and warming kitchen in area(s) of secondary importance and previous disturbance, limits intrusion into historic building fabric.
- ... and even where there may be some intrusion into the small lodging rooms/bathrooms of the west-side, allows most of the small lodging rooms/bathrooms to be interpreted.
- By locating the warming kitchen in another part of the building instead of the original kitchen, eliminates installation damage to the original kitchen with its many distinctive early features.
- ...and frees the original kitchen for the valuable role of interpretation.
- ...and allows the early kitchen services (electrical and plumbing) to be disconnected, allowing interpretation of the early service systems yet minimizing potential damage from malfunction.

- ...and concentrates the physical intrusion of installing a new kitchen and restrooms to the portion of the building that has the greatest previous damage and modification to early building fabric.
- By locating the warming kitchen in a portion of the ancillary rooms at the south end of the building (Rooms 111, 112 and 113), moves the activities of food delivery and preparation to the area conveniently adjoining delivery (the secondary entrance on the south elevation.)
- By selecting a late exterior restoration date, retains flexibility for future park decisions regarding treatment and interpretation to coincide with the results of additional research and investigation.
- Conveniently locates both the public restrooms and a warming kitchen inside the clubhouse at the main floor level of activities.

This approach would have the following disadvantages:

- Increases the deterioration of historic building fabric through the increased occupancy and potentially excessive activities of public rentals.
- Would minimize the space available for the warming kitchen.
- Likely intrude into the historic small lodging rooms/bathrooms of the west-side, removing historic fabric and decreasing the area to be interpreted.
- Increases the risk for potential damage to historic building fabric from plumbing malfunctions by

locating the public restrooms in a part of the clubhouse with historic building fabric.

Alternative #2: Restore the exterior to its circa 1975 appearance and rehabilitate the interior to accommodate interpretive exhibits and public rentals. The new handicapped-accessible public restrooms would be installed in the south-end rooms of the clubhouse, a secondary area where much disturbance of historic building fabric has already occurred. Further, the food preparation facilities would be limited to those of a warming kitchen and would be located in the original kitchen.

This approach would have the following advantages:

- Enhances public benefit by retaining and preserving a contributing property of a National Register historic district.
- Enhances public education of an important epoch of park history by presenting the building itself as an important cultural resource while using its interior spaces to both interpret the building and house interpretive displays.
- Broadens the public's educational experience by retaining character-defining architectural features dating over a long span of the building's history.
- Enhances the visitor's experience by broadening the possibilities for use through private rentals and a rehabilitated interior.
- Allows the introduction of modern conveniences, such as kitchen appliances, while retaining many of

the original kitchen's character-defining historic features.

- In the current absence of evidence of missing early designs, such as lighting fixtures, provides flexibility in the design of replacements.
- By locating the handicapped-accessible public restrooms in the south-end rooms (Rooms 111, 112 and 113), an area of secondary importance and previous disturbance, minimizes intrusion into historic building fabric.
- By locating the warming kitchen and restrooms in other portions of the clubhouse, leaves the small lodging rooms/bathrooms free for interpretation.
- By selecting a late exterior restoration date, retains flexibility for future park decisions regarding treatment and interpretation to coincide with the results of additional research and investigation.
- Conveniently locates both the public restrooms and a warming kitchen inside the clubhouse at the main floor level of activities.

This approach would have the following disadvantages:

- Increases the deterioration of historic building fabric through the increased occupancy and potentially excessive activities of public rentals.
- Increases the risk of damage to character-defining features through increased use in the original kitchen.
- Diminishes the interpretive value of the original kitchen by introducing

modern appliances and creating a hub of non-interpretive activity

- Places the warming kitchen inconveniently well away from the secondary entrance to the clubhouse.
- Increases the risk for potential damage to historic building fabric from plumbing malfunctions by locating the public restrooms in a part of the clubhouse with historic building fabric.

Alternative #3: Restore the exterior to its circa 1975 appearance and rehabilitate the interior to accommodate interpretive exhibits and public rentals. The new handicapped-accessible public restrooms would be installed in an area of secondary importance along the west side of the clubhouse now occupied by lodging rooms and private bathrooms. Further, the food preparation facilities would be limited to those of a warming kitchen and would be located in the south-end rooms of the clubhouse, a secondary area where much disturbance of historic building fabric has already occurred.

This approach would have the following advantages:

- Enhances public benefit by retaining and preserving a contributing property of a National Register historic district.
- Enhances public education of an important epoch of park history by presenting the building itself as an important cultural resource while using its interior spaces to both interpret the building and house interpretive displays.

- Broadens the public's educational experience by retaining character-defining architectural features dating over a long span of the building's history.
- Enhances the visitor's experience by broadening the possibilities for use through private rentals and a rehabilitated interior.
- Allots sufficient space for creation of a large warming kitchen able to accommodate larger crowds for rental functions.
- In the current absence of evidence of missing early designs, such as lighting fixtures, interior rehabilitation allows flexibility in the design of replacements.
- By locating the warming kitchen in an area of secondary importance and previous disturbance, minimizes the intrusion into important historic building fabric.
- Even with intrusion of the new public restrooms into the small lodging rooms/bathrooms of the west-side, allows some of the small lodging rooms/bathrooms to be interpreted.
- By locating the warming kitchen in another part of the building instead of the original kitchen, eliminates installation damage to the original kitchen with its many distinctive early features.
- ...and frees the original kitchen for the valuable role of interpretation.
- ...and allows the early kitchen services (electrical and plumbing) to be disconnected, allowing interpretation of the early service systems yet minimizing potential damage from malfunction.
- ...and concentrates the physical intrusion of installing a new kitchen to the portion of the building that has the greatest previous damage and modification to early building fabric.
- By locating the warming kitchen in a portion of the ancillary rooms at the south end of the building (Rooms 111, 112 and 113), moves the activities of food delivery and preparation to the area conveniently adjoining delivery (the secondary entrance on the south elevation.)
- By selecting a late exterior restoration date, retains flexibility for future park decisions regarding treatment and interpretation to coincide with the results of additional research and investigation.
- Conveniently locates both the public restrooms and a warming kitchen inside the clubhouse at the main floor level of activities.

This approach would have the following disadvantages:

- Increases the deterioration of historic building fabric through the increased occupancy and potentially excessive activities of public rentals.
- Intrudes into the historic small lodging rooms/bathrooms of the west-side, removing historic fabric and decreasing the area to be interpreted.

- Increases the risk for potential damage to historic building fabric from plumbing malfunctions by locating the public restrooms in a part of the clubhouse with historic building fabric.

Alternative #4: Restore the exterior to its circa 1975 appearance and rehabilitate the interior to accommodate interpretive exhibits and public rentals. The new handicapped-accessible public restrooms would be installed in the section of the ground floor where showers and restrooms were earlier located. Further, the food preparation facilities would be limited to those of a warming kitchen and would be located in the south-end rooms of the clubhouse, a secondary area where much disturbance of historic building fabric has already occurred.

This approach would have the following advantages:

- Enhances public benefit by retaining and preserving a contributing property of a National Register historic district.
- Enhances public education of an important epoch of park history by presenting the building itself as an important cultural resource while using its interior spaces to both interpret the building and house interpretive displays.
- Broadens the public's educational experience by retaining character-defining architectural features dating over a long span of the building's history.
- Enhances the visitor's experience by broadening the possibilities for use

through private rentals and a rehabilitated interior.

- Allots sufficient space for creation of a large warming kitchen able to accommodate larger crowds for rental functions.
- By locating the warming kitchen in another part of the building instead of the original kitchen, eliminates installation and operational damage to the original kitchen with its many distinctive early features.
- ...and frees the original kitchen for the valuable role of interpretation.
- ...and allows the early kitchen services (electrical and plumbing) to be disconnected, allowing interpretation of the early service systems yet minimizing potential damage from malfunction.
- ...and concentrates the physical intrusion of installing a new kitchen to the portion of the building that has the greatest previous damage and modification to early building fabric.
- By locating the warming kitchen in a portion of the ancillary rooms at the south end of the building (Rooms 111, 112 and 113), moves the activities of food delivery and preparation to the area conveniently adjoining delivery (the secondary entrance on the south elevation.)
- Locates the public restrooms at ground floor level in an area of the building that has had much previous disturbance of historic building fabric.

- ...And avoids the damage caused by locating the public restrooms in areas more rich in early historic fabric.
- ...And avoids the potential for damage to more fragile historic building fabric due to plumbing malfunctions.
- By selecting a late exterior restoration date, retains flexibility for future park decisions regarding treatment and interpretation to coincide with the results of additional research and investigation.
- In the current absence of evidence of missing early designs, such as lighting fixtures, an interior rehabilitation allows flexibility in the design of replacements.

This approach would have the following disadvantages:

- Increases the deterioration of historic building fabric through the increased occupancy and potentially excessive activities of public rentals.
- Places the public restrooms inconveniently at a different building level apart from the primary interior activities.
- ...And would require development of a convenient and potentially damaging and/or visually-obtrusive connector between the restrooms and the main floor of the clubhouse.

D. RECOMMENDATIONS

The Recommended Ultimate Treatment for the Appalachian Clubhouse includes the restoration of the exterior to its c. 1975 appearance, and the rehabilitation of the interior.

The circa 1975 restoration date is recommended because it postdates the modifications to the building's significant character-defining features.

Actions to Achieve Recommended Ultimate Treatment:

To achieve the Recommended Ultimate Treatment, the following actions should be taken:

- Remove circa 1998 temporary ventilation-inserts at windows and doors.
- Perform analyses of exterior paint and finishes for reference in developing restoration strategy.
- Perform interior paint and finish analyses and collect wallpaper samples for documentation purposes. Incorporate findings into interpretive program.
- Perform selective demolition of current 5-v metal roofing to examine substrate for evidence of earlier roofing materials. Document evidence. Replace roof according to results of investigation.
- Perform archaeological clearance of areas to be impacted by construction or building investigation.
- Select site for constructing new public restrooms that is visually unobtrusive to the setting.
- Construct new building for public restrooms that is handicapped accessible.
- Establish positive drainage away from Appalachian Clubhouse site.
- Stabilize/reconstruct portions of the damaged masonry wall along the west elevation.
- Replace in-kind weatherboard siding missing especially along the west and north elevations.
- Restore exterior door units, window units and window shutters.
- Restore porches and stairs.
- Integrate new code-compliant elements, such as additional handrails at stairs and porches, into the existing design to improve occupant safety.
- Provide for accessibility by the handicapped to the first floor of the clubhouse.
- Treat the historic and the new exterior elements according to results of historic paint and finishes analyses.
- Repair in-kind severely damaged interior building fabric, especially water-damaged ceilings, walls and floors in the southwest quadrant of the building.

- Rehabilitate the modified and damaged ancillary south end of the building for an operational kitchen. Limit function to a warming kitchen, adding modern appliances as necessary to accommodate the new use.
- Disconnect, label and retain in place, for interpretive purposes, unused elements of the clubhouse's existing electrical and plumbing systems.
- Redesign and install a new electrical system to accommodate the building's projected use.
- Redesign and install a new plumbing system to accommodate the building's projected use.
- Install fire and intrusion detection systems.

REFERENCES

Cotham, Steve. *Images of America: The Great Smoky Mountains National Park*. Mt. Pleasant: Arcadia Publishing, 2006.

National Park Service U.S. Department of the Interior. *Elkmont Historic District. Draft Environmental Impact Statement and general Management Plan Amendment*. Vol. 1. Gatlinburg, TN: National Park Service, 2006.

Thomason and Associates. *The History and Architecture of the Elkmont Community*. Atlanta, GA: Southeast Region National Park Service, 1993.

Thomason, Phillip and Dr. Michael Ann Williams. Revised by Len Brown. *National Register of Historic Places Registration Form; Elkmont Historic District, Great Smoky Mountains National Park*, 1994.

TRC Garrow Associates, Inc. *Archaeological Investigations in the Elkmont Historic District, Great Smoky Mountains National Park, Sevier County, Tennessee*. Unpublished draft report submitted to Great Smoky Mountains National Park, Sevier County, TN.

TRC Garrow Associates, Inc. *Cultural Resources of the Elkmont Historic District, Great Smoky Mountains National Park, Sevier County, Tennessee*. Unpublished report submitted to Great Smoky Mountains National Park, Sevier County, TN, 2004.

Yardbrogh, "Elkmont, Rooted in Smoky Park History, Is Proud of Tradition," *The Knoxville News-Sentinel* (August 29, 1965).

Other Sources

"Elkmont, Tennessee," www.wikipedia.org

Great Smoky Mountains National Park Photo Collection.

"History of the Great Smoky Mountains National Park." www.gsmnp.com

"Mount Chapman." www.wikipedia.org

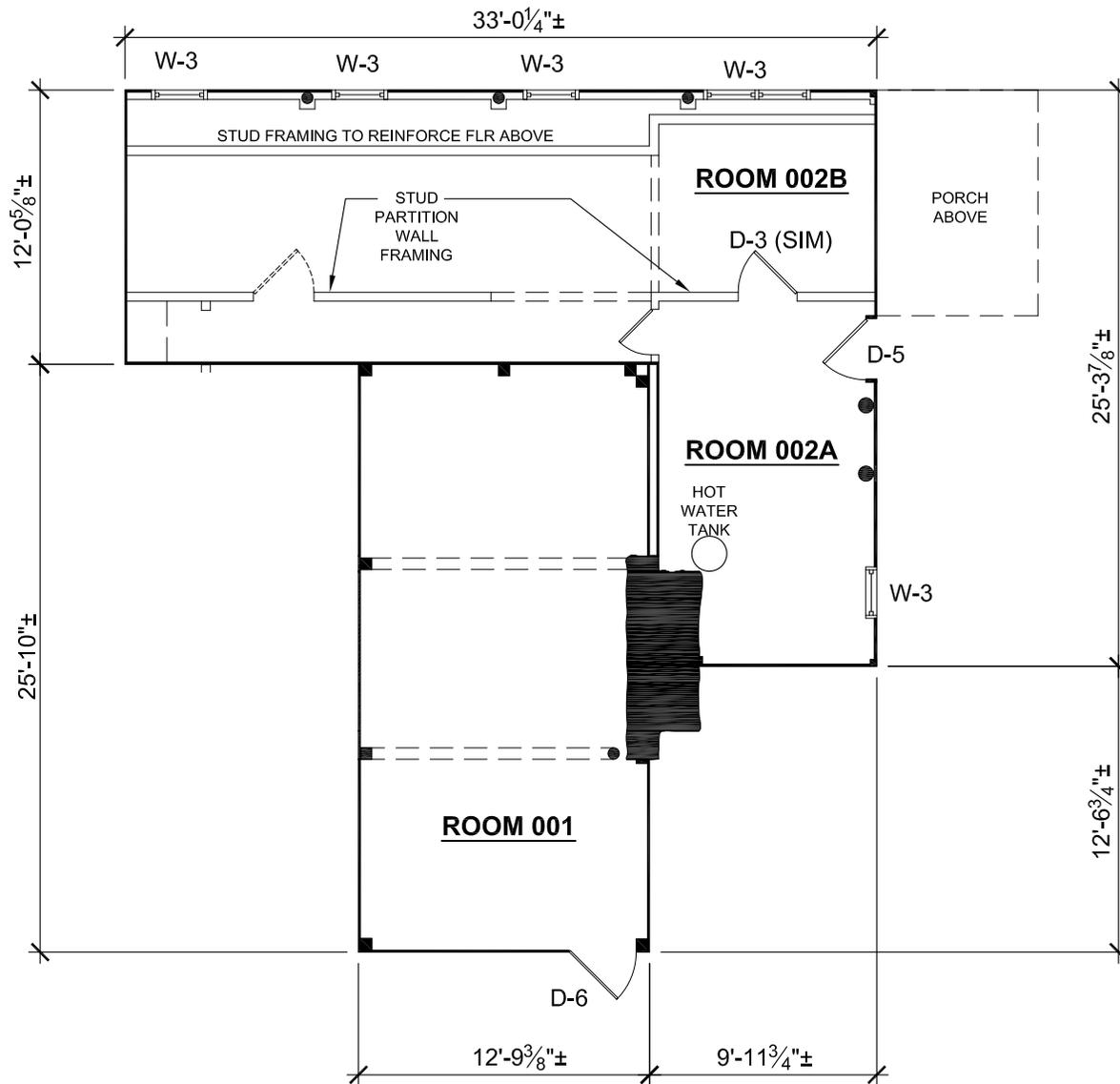
"1816 Clinch Avenue." www.knoxheritage.org/tours/ClinchAvenue1816.htm

www.littleriverrailroad.org

APPENDIX A

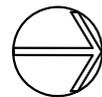
2008 AS-FOUND DRAWINGS

1. Grade Level Rooms
2. First Floor Plan



D-# DOOR TYPE
W-# WINDOW TYPE

--- MISSING DOOR
--- ELEMENT ABOVE



JOSEPH K.
OPPERMANN-ARCHITECT, P.A.
WINSTON-SALEM, NORTH
CAROLINA

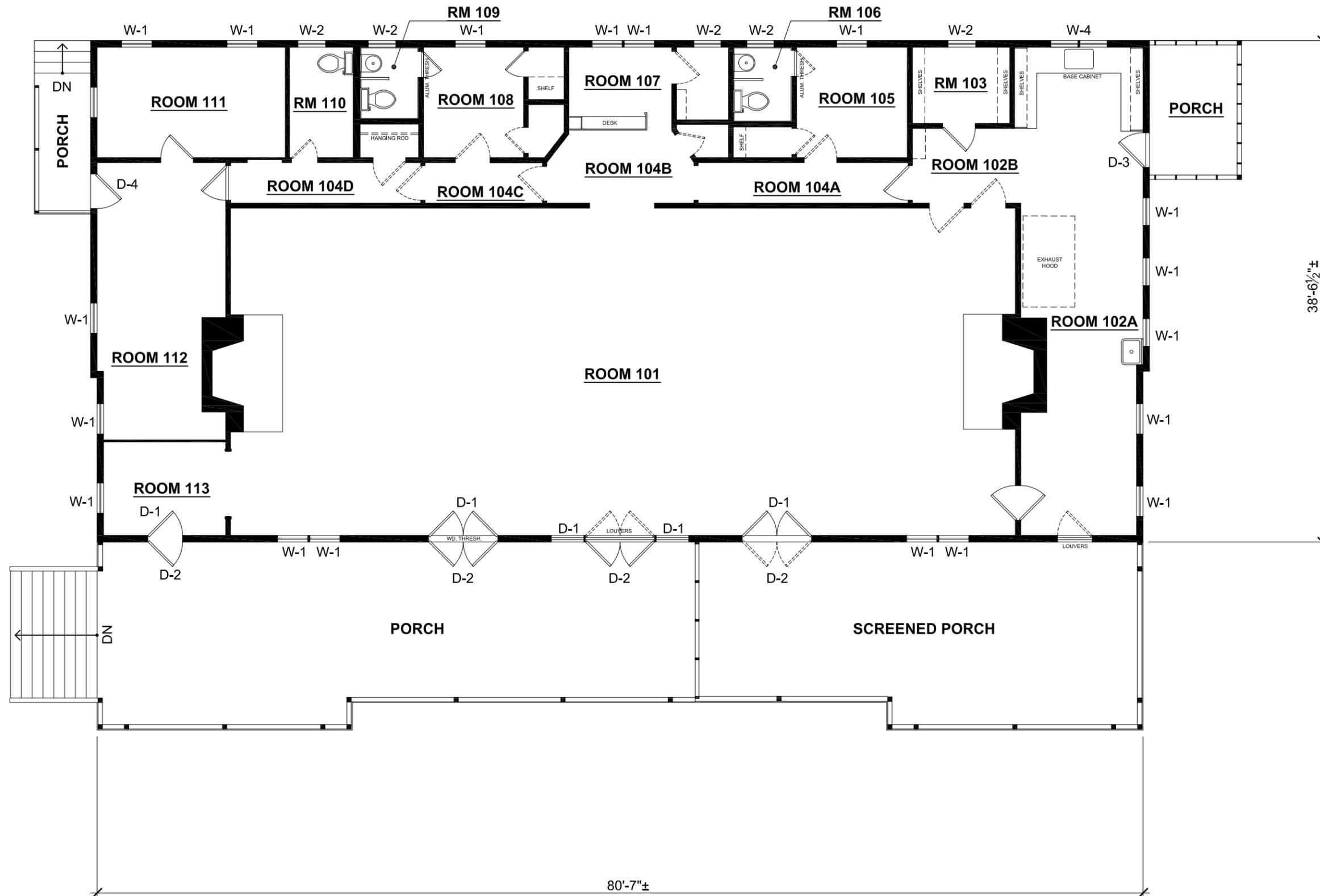
APPALACHIAN CLUBHOUSE
GREAT SMOKY MOUNTAINS NATIONAL PARK
SERVIER COUNTY, TN

EXISTING GRADE LEVEL PLAN

JOB #: 0809
DATE: FEBRUARY 2009
DRAWN BY: MDK
SCALE: 1/8" = 1'-0"

SHEET #:

1



JOSEPH K. OPPERMANN-ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

APPALACHIAN CLUBHOUSE
GREAT SMOKY MOUNTAINS NATIONAL PARK
SERVIER COUNTY, TN
EXISTING FIRST FLOOR PLAN

JOB #:	0809
DATE:	FEBRUARY 2009
DRAWN BY:	MDK
SCALE:	1/8" = 1'-0"
REVISIONS:	

SHEET #:
2

D-# DOOR TYPE
W-# WINDOW TYPE

MISSING DOOR
ELEMENT ABOVE

