

**Mayo Cabin and Mayo Servants' Quarters
Elkmont Historic District
Great Smoky Mountains National Park
Historic Structure Report**



September 2010

for

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

by

Joseph K. Oppermaun-Architect, P.A.

539 N. Trade Street Winston-Salem, NC 27101

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2010
Historic Structure Report
Mayo Cabin and Mayo Servants' Quarters
Elkmont Historic District
Great Smoky Mountains National Park

Mayo Cabin
LCS#: 264293

Mayo Servants' Quarters
LCS#: 264321

The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, the Southeastern Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in a web-based format through ParkNet, the website of the National Park Service. Please visit www.nps.gov for more information.

Mayo Cabin and Mayo Servants' Quarters
Elkmont Historic District
Great Smoky Mountains National Park
Historic Structure Report
2010

Approved by:  10/15/15
Superintendent, Great Smoky Mountains National Park Date

Recommended by:  10/22/15
Acting Chief, Cultural Resources Division, Southeast Region Date

Recommended by:  10/30/15
Deputy Regional Director, Southeast Region Date

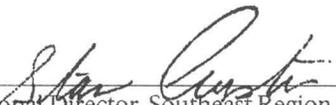
Approved by:  10/30/15
Regional Director, Southeast Region Date

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Executive Summary

Although Native Americans had settled along the Little River 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 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), some 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 purchase was often made 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 in the National Register of Historic Places as the Elkmont Historic District. In 2001 the last of the leases finally expired; all properties are now owned by the National Park Service.

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 and 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 implementation of this agreement, the National Park Service contracted with Joseph K. Oppermann – Architect, P.A., for the purpose of preparing an historic structure report (HSR) for one of the buildings to be retained, the Mayo Cabin (including its Mayo Servants' Quarters). The study team included Joseph K. Oppermann, FAIA, principal-in-charge, John Horton, AIA,

building investigator, Rebecca McCormick, technical assistant and Laura Burghardt, historical researcher. An initial visit to the site was made in April of 2010 with a follow-up visit in May.

Horton compiled the field measurements; McCormick prepared digitized drawings of floor plans and certain architectural elements. Laura Burghardt conducted historical research, reviewed the historical assessments previously compiled by the National Park Service and wrote the histories contained in this HSR. Horton investigated the building fabric to assess physical condition and to determine the evolutionary history of the building; Oppermann provided technical reviews. No invasive methods of investigation were employed. No equipment was tested. Photo-documentation of the building and site were prepared by Horton.

Dianne Flaugh, cultural resource manager for the Great Smoky Mountains National Park, provided copies of relevant documents from park files, logistical assistance and general project oversight. Tommy H. Jones, cultural resource specialist of the National Park Service's Southeast Regional Office, provided technical review.

The following is a description of the Mayo Cabin site and a summary of findings determined in the course of preparing the HSR.

The site is located near the northern end of the Appalachian Club complex in the community of Daisy Town. It is on the east side of the community's main thoroughfare, Jakes Creek Road. The Mayo Cabin sits close to the road, its front (west) façade roughly parallel to the road. Immediately behind, to the east, is the Levi Trentham Cabin and beyond that is the Mayo Servants' Quarters. The site has stone steps and a walkway at the front of the house and stone retaining walls at the street as well as the rear of the property at the edge of a ravine.

Previous studies concluded that the Mayo Cabin had its start on this site beginning about 1910. About that time, a number of the small pre-fab housing units being used in the Elkmont work camps by the laborers were moved to this more mountainous area to the south for use by the employers. For the executives of the railroad and lumber companies, these small houses were temporary shelter while fishing and hunting, and

the land the houses sat on was company land.

The common name for these pre-fab units was "set-off houses", so called because they were pre-constructed and ready to be set off from the train alongside the tracks for immediate use. Apparently, they came in a variety of configurations but all were small in size. Set-off housing is believed to have been common in the working community of Elkmont.

Whether the set-off houses for the executives were initially freestanding or joined together to make larger cabins is not clear. As sportsmen's cabins, they need be little more than shelter. But in 1910, too, the Little River Lumber Company deeded to the Appalachian Club, a Knoxville-based sportsmen's club, 50 acres of cleared land just north of the sportsmen's cabins used by the lumber company's executives. In 1911, additional land further north was deeded to a second sportsmen's club that became known as the Wonderland Club. Thus, the principal activity of the area was shifting from lumbering to recreation, and the inhabitants were changing from lumbermen of daily residency to vacationing businessmen. Cabins began to be built by the vacationing members of the clubs and their families. The area around the Appalachian Club became known as Daisy Town. The nearby lumber company's sports cabins undoubtedly evolved according to this change in roles and change in community.

The Mayo Cabin which is believed to have constructed for Colonel W. B. Townsend, owner of both the Little River Lumber Company and a subsidiary the Little River Railroad Company. Construction of the Mayo Servants' Cabin is believed to have followed in about 1920 and the Levi Trehtham Cabin was added in 1932 as activity in this area shifted from lumber company executives hunting and fishing to family recreational activities associated with the new nearby social club.

At some point, perhaps not immediately upon arrival on site, two set-off houses of same construction characteristics were assembled side-by-side, north to south, to create the main block of what is now the Mayo Cabin. Both are made of box-frame construction, a system of vertical boards attached to sill and plate but without wall framing. A shed-roofed open front porch apparently was

installed when the two cabins were joined. A third room, to the southeast, the one that is there now, is also made of box-frame construction but has slightly different construction characteristics than the two rooms of the main block; this room may have been constructed anew at this location or it may be a third set-off house, of different design, assembled along with the other two. There is physical evidence that a narrow room, now missing, perhaps a bathroom, extended along the north wall of this southeast room. Further, there is evidence that a rear porch extended along the north portion of the east exterior wall of the main block.

A major modification to the cabin's early room configuration appears to have occurred after the mid-1930s. At that time, the back porch and narrow room were obliterated, their flooring extended north and east to create an overall building footprint roughly rectangular in form. Within this resultant large space, the northwest section became the bathroom, now remodeled with modern bath fixtures. The L-shaped remainder of this new large space was used as the kitchen. This is the room configuration that remains today in the Mayo Cabin.

The Mayo Servants' Quarters may also have its origin based in the set-off house tradition. The quarters consist of three rooms, a single large room in front with two small rooms behind, one a bathroom and the other the bedroom. All three are made of box-frame construction. The large front room has construction characteristics very similar to those of the two sections of the Mayo Cabin main block; the two back rooms clearly differ in construction from the large room. It appears likely that the main room was a set-off house and the two rear rooms were added to create more accommodating quarters for the servants. This initial design has remained without major modification.

The site has several important man-made features. Like the sites of other cabins in Daisy Town, stonework is prevalent. Along the public road, there is a stone retaining wall, steps and a walkway leading to the front porch. A culvert on the north side is shared with the Addicks Cabin property. At the rear of the property, at the top of the ravine, there are remnants of the stone wall that physically

separated persons from the dangerous edge of the site.

Today, the Mayo Cabin is in fair to poor condition. Water infiltration is the major culprit. Deterioration occurs all along the south elevation where the wall siding is virtually at grade and a large hemlock intrudes into the front porch floor and roof framing. Site drainage immediately adjacent to the cabin is inadequate. Water damages extend well into the southeast corner room, with deterioration apparent in the floor boards, wall boards and exterior door. The roof appears secure though flashing appears suspect; the chimney is in dire need of repointing. All the exterior walls need minor repair and repainting. Exterior doors and windows need maintenance, suffering from broken muntins, missing glass and damaged rails.

The Mayo Servants Quarters is in fair condition. Set on piers and on an incline of site grade, drainage is less a threat than at the Mayo Cabin. However, several piers show deterioration and need attention. All exterior envelope of walls, doors and windows are in need of minor repair and repainting as a protective measure. The metal roof has been damaged by falling branches and is in need of repair.

The manmade site features are a significant characteristic of this property. Primarily constructed of stone, they are functional, decorative and provide a measure of safety especially important at the back of the property where a steep ravine is just across the wall. There is some disruption of the stonework with some collapse. At collapsed sections, many of the individual stones appear to have remained close by; however, there is the risk of stones being further dispersed and lost. There is the danger to visitors of injury from both further collapse and exposure to threatening site conditions.

Recommended remedial actions include:

Mayo Cabin

- Repoint chimney.
- Replace in-kind the 5-V metal roof, install new gutters and downspouts and coordinate rainwater dispersal with site drainage.
- Modify grade along the south exterior

elevation. Establish positive slope around building perimeter to direct site water away from the building (and the Trentham Cabin to the east.)

- Remove large hemlock. Repair damages to front porch.
- Make repairs to water-damaged floors and walls in southeast room.
- Perform routine repairs to building envelope and repaint.
- Install emergency lighting, security and fire detection systems.

Mayo Servants' Quarters

- Replace in-kind the 5-V roofing and repair damaged deck boards.
- Perform routine repairs to building envelope

and repaint.

- Repair, replace in-kind or supplement the damaged piers.
- Install emergency lighting, security and fire detection systems.

Site

- Stabilize or restore deteriorated conditions of landscape features such as stone walls, steps, walkways and the like.
- Clear debris. Establish positive drainage away from the buildings and constructed landscape features.
- Coordinate use of the culvert on the north side of the property with site drainage for the Addicks Cabin property.
- Facilitate access by the handicapped.

Administrative Data

Locational Data

Building Name: Mayo Cabin
Mayo Servants' Quarters

Location: Elkmont Historic District
Great Smoky Mountains National Park

County: Sevier County

State: Tennessee

Related Studies

Primary

National Park Service U.S. Department of the Interior. Elkmont Historic District. *Draft Environmental Impact Statement and General Management Plan Amendment*. Vol. I. 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 Mountain 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: June 14, 1933

Numbering Information

LCS ID: 264293 (Mayo Cabin)
264321 (Mayo Servants' Quarters)

Size Information

Mayo Cabin

Total Floor Area: 1,023 square feet ±

Roof Area: 1,490 square feet ±

Number of Stories: 1

Number of Rooms: 5

Number of Bathrooms: 1

Mayo Servants' Quarters

Total Floor Area: 285 square feet ±

Roof Area: 380 square feet ±

Number of Stories: 1

Number of Rooms: 3

Number of Bathrooms: 1

Cultural Resource Data

National Register Status: Listed March 22, 1994
Reference # 94000166
Name: Elkmont Historic District, Great Smoky Mountains National Park

Proposed Treatment Restoration of the exterior to its 2005 appearance (pre-stabilization).
Rehabilitation of the interior.

I.A Historical Background and Context

The town of Elkmont was developed in the early twentieth century as a summer community, deep in the woods of the Great Smoky Mountains in Sevier County, Tennessee. Elkmont was listed in the National Register of Historic Places in 1994 as the Elkmont Historic District. The district consists mainly of early twentieth-century rustic summer cabins, a social clubhouse, and several outbuildings constructed primarily between 1910 and 1930 and organized around two clubs, the Appalachian Club and the Wonderland Club. While the district's contributing structures maintain much of their historic integrity, most have been vacant since 1992 and are in various states of disrepair. The importance of the Elkmont 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 sought earnestly to express this "back-to-nature" approach.

The following summation of Elkmont's 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' 1994 National Register Nomination for "Elkmont Historic District, Great Smoky Mountains National Park"; 3. TRC Garrow Associates, Inc.'s 2004 report, *Cultural Resources of the Elkmont Historic District*; 4. TRC Garrow Associates, Inc.'s unpublished report, *Archaeological Investigations in the Elkmont Historic District*; and 5. the National Park Service's 2006 report, *Elkmont Historic District - Draft Environmental Impact Statement and General Management Plan Amendment*. The information in Parts IA and IB of this report is from these sources, unless otherwise noted. Because numerous studies,

reports and books document Elkmont's history, this Historic Structures Report focuses 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 getaway. The valley sits about 2,000 feet above sea level and is enclosed by steeply sloped forested mountains. Within these mountains is a biologically rich environment with a wide diversity of plants, animals and invertebrates. 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, fed by tributaries flowing from the upper elevations of the surrounding mountains. The valley is narrow. Its level areas along the waterways have been the areas of settlement through several centuries and changing cultures.

Early Euro-American Settlement

Although Native Americans settled in the Little River Valley centuries earlier, 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, these new settlers began to farm the mountain valleys and coves. Two families, Ownby and Trentham, came to own much of the land along Jakes Creek on which they constructed their single- and double-pen log dwellings, farm buildings and mills.

Figure 2-1: Existing Condition
 Elkmont Historic District
 Great Smoky Mountains National Park

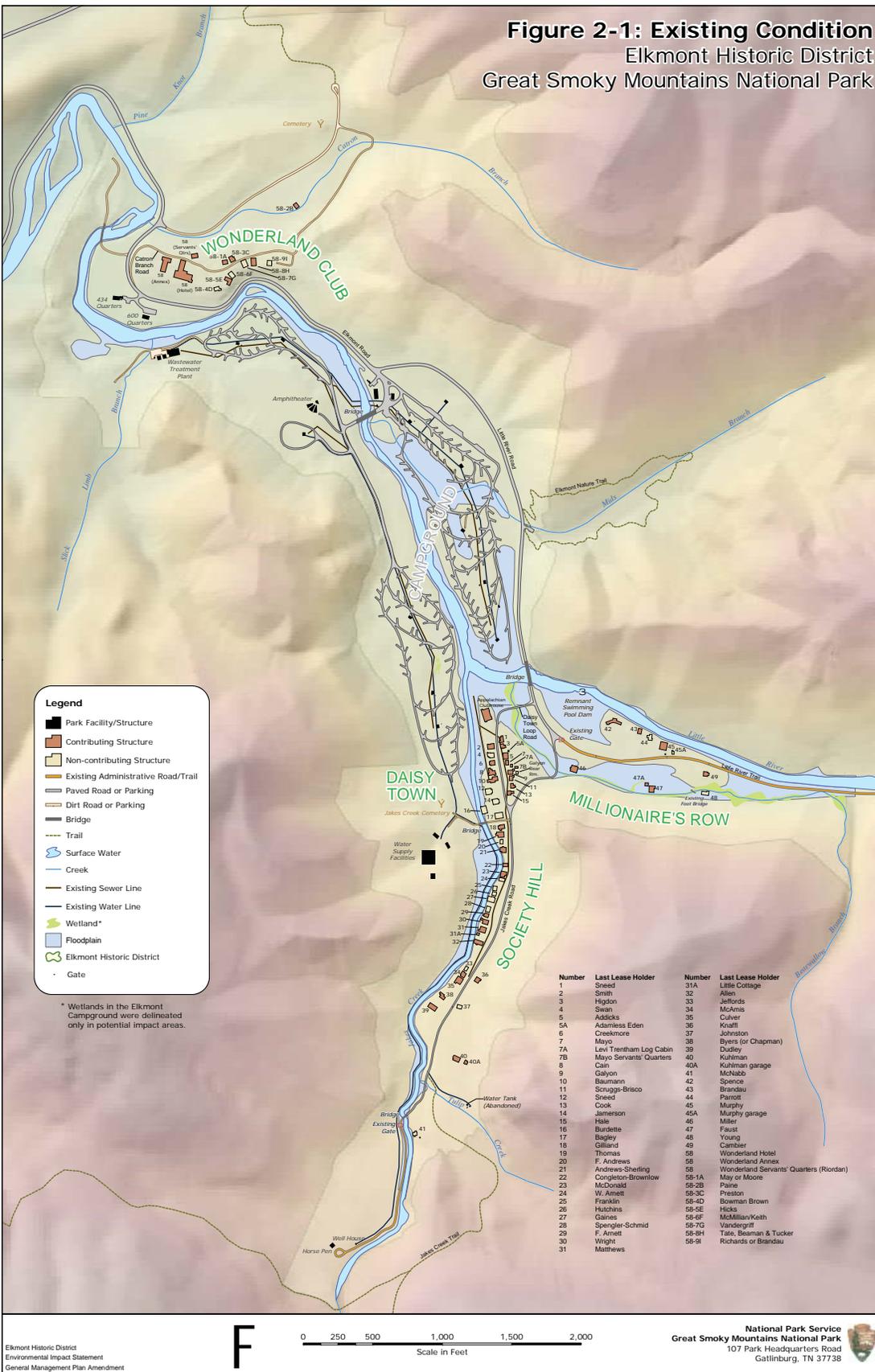


Figure 1, Map of Elkmont Historic District showing its communities bordering Jakes Creek and the Little River. (National Park Service)

The heavily forested and rugged mountain terrain initially inhibited extensive settlement and travel through the area. By the latter 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 2, Avent Cabin, Elkmont, built by the Ownby family in 1845.

Arrival of Little River Lumber Company

In 1901, the Little River Lumber Company began purchasing wooded land in Sevier County. The company set up its headquarters and constructed a large band mill in Tuckaleechee Cove, which they named Townsend after Col. W. B. Townsend, the company's founder and general manager. To extract the valuable hardwoods from upper elevations, the lumber company created the Little River Railroad Company in 1901. That railroad connected to the Knoxville & Augusta Railroad and later would be extended to link the mountainous areas with the company headquarters at Townsend.

During construction of the Little River Railroad, simple temporary structures known as “set-off” houses were built for railroad employees and their families.



Figure 3, Little River Railroad Company set-off houses. (Little River Lumber & Railroad Company Museum)

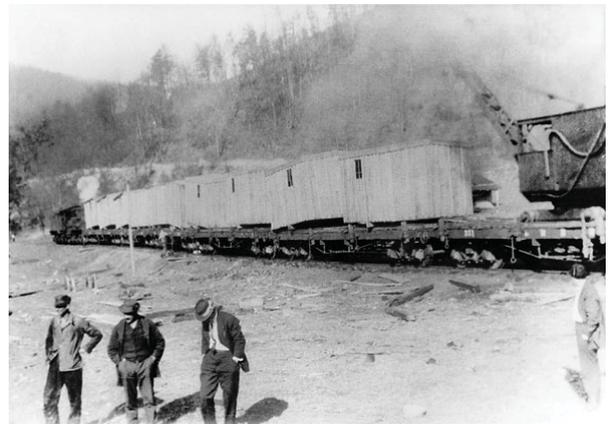


Figure 4, Set-off houses being transported by train. (Little River Lumber & Railroad Museum)

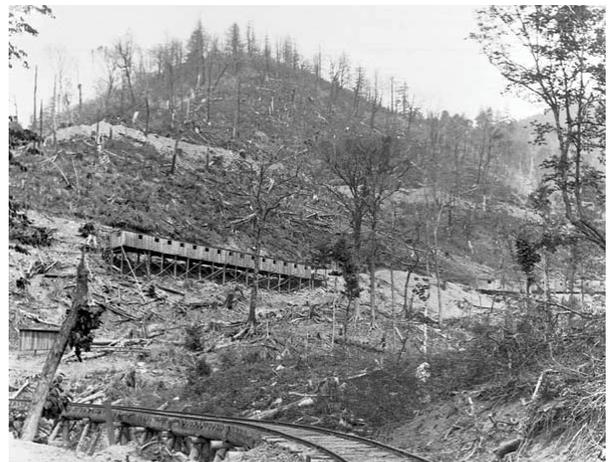


Figure 5, “Stringtown” above Elkmont. (Little River Lumber & Railroad Museum)

These structures were assembled at railroad company headquarters and moved by train as railroad construction progressed. Often, several set-off houses were placed in a row to create what was known as a stringtown.

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. 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 built 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 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.



Figure 6, Undated photograph of Little River Railroad Company observation car near Elkmont. (Little River Lumber & Railroad Museum)

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 the railroad workers' town of Elkmont.

In 1910, Colonel Townsend built his own cabin south of the clubhouse. Members, mostly from Knoxville but also from other Southern cities, constructed their own cabins around the new clubhouse; the area soon developed into its own community, known as Daisy Town.



Figure 7, 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 clubhouse and hotel. Ten rooms were initially constructed, but an annex was added early on to provide additional accommodations as membership grew. Based on early photographs, the original clubhouse was designed in the same rustic style 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 at the front elevation. The fireplaces for these two chimneys likely served a spacious room used for dining, dancing, and other social events. To protect the club members from dirt and mud as they traveled to and from the Clubhouse, a boardwalk was built connecting the Clubhouse to the cottages.

The Appalachian Club's members included many of Knoxville's social elite. Their retreat into the mountains brought with them many of their social standards and formality. The clubhouse meals were served by waiters, nurses watched over the children, and its members arrived well attired to performances and formal costume parties.¹ Societal manners and customs were essentially introduced to the mountains, despite being surrounded by the rustic and rugged environment.

1. Thomason and Associates, *History and Architecture*, 17.



Figure 8, Socializing on the original Appalachian Clubhouse porch. (Photo from *Images of America: The Great Smoky Mountains National Park* by Steve Cotham)

The Appalachian Club was promoted in brochures by the Little River Railroad and Knoxville & Augusta Railroad. The natural surroundings, cozy cottages, and modern amenities were advertised to entice newcomers. 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.”² Some of the changes mentioned in the brochure include a complete water and sewerage system and electric lighting.

A complete water and sewer system was installed at the Appalachian Club circa 1917 and a water tank was constructed near the Hommel Orchard. Prior to this time, water had come from a spring near the bank of Jakes Creek.

The first electric system in the Appalachian Club was provided by a water-powered generator. This system provided electricity for two hours a day. The system failed several years later when members began adding electric stoves, refrigerators, and heaters to their cabins. Later, diesel-powered generators were installed at the northern end of the Elkmont community where a dam on the Little River was created. With this system, lights were turned off promptly at 10:00 PM each night. It was not until 1952 that commercial electric service was brought to the Elkmont community by the Sevier County Electric Company.³

2. *Ibid.*, 11.

3. Guymon, *Daisy Town Community Historic District*, Draft National Register Nomination.

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 Charles 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 from Knoxville, 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, perhaps 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 built near the hotel.



Figure 9, Undated photograph of Wonderland Hotel. (GSMNP Collection)

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 where Jakes Creek joined the Little River. The workers’ 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 this 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 the 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 former site of the town of Elkmont for their camp which, in 1952, was redeveloped by the National Park Service into a campground.

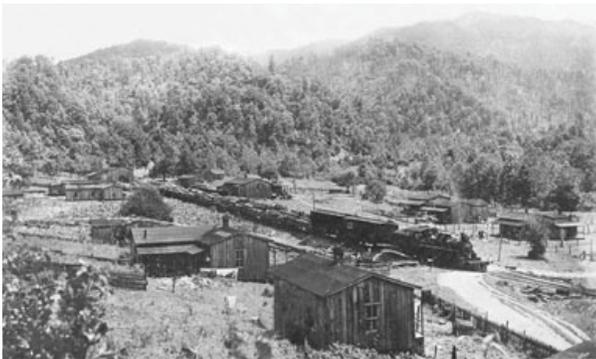


Figure 10, Undated photograph of log train in Elkmont. (Little River Lumber & Railroad Museum)

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 wealthy 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 new roads and new automobiles brought more people to the Elkmont clubs. Visitors spent their time in the rustic, comfortable cabins, enjoyed their club meals, and dances. Outdoor activities continued to be popular activities, including swimming, hiking, picnicking, and outdoor games such as badminton. The increased membership necessitated an increase in infrastructure. Additional cabins were built, boardwalks added, 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 centuries, the exploitation of natural resources was 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, beginning about 1905, was popular particularly for small suburban or country houses.



Figure 11, Craftsman style houses Hunt & Eager, Architects. (Photograph from *The Craftsman*, November 1908)

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.

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. River stone was an important element in Craftsman buildings found in chimneys and foundations, as well as retaining walls and other landscape features.

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 sheds, privies and garages.

Most of Elkmont's buildings from this period have a simple rustic appearance often described as "folk" or "vernacular." How vernacular they 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.

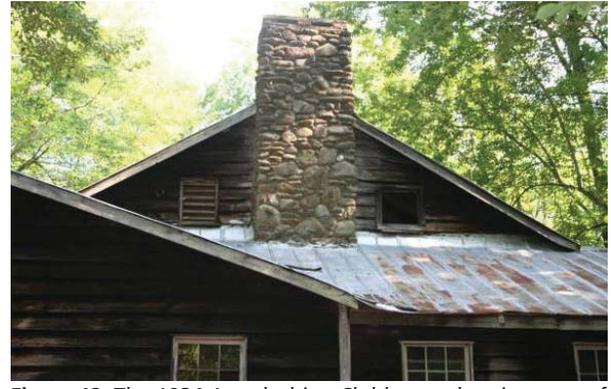


Figure 12, The 1934 Appalachian Clubhouse showing uses of natural materials and simple geometric forms.

Whether based on traditional folk designs, the Craftsman style, or a co-mingling of the two, common features are found in the architecture of Elkmont. According to the Thomason 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, from 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 its 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.



A group of hikers are seen in this photograph taking a brief rest on a hike up newly named Mount Chapman. They are Harvey Broome (left), honoree David Chapman (front), and Knoxville photographer Jim Thompson (right). These men were leaders of the Tennesseans promoting the creation of the park. Both Chapman Highway (Highway 441) and this peak in the Smokies were named for David Chapman. (Thompson Collection, Calvin M. McClung Historical Collection.)

Figure 13, Colonel David C. Chapman (front) 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 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. Property holders were often reluctant. 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. Appraisals began in 1932.

The Great Smoky Mountains 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 the 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. However, 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 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.

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.

I.B Chronology of Development and Use

The Mayo Cabin is a one-story frame dwelling situated near the northern end of the Appalachian Club complex in the community known as Daisy Town. The structure is set on the east side of Daisy Town Road. The Mayo Cabin Servants' Quarters sits behind the cabin to the southeast.



Figure 1, Mayo Cabin, 2010.

Initial Construction

The main block of the Mayo Cabin began as two “set-off” houses for the Little River Railroad Company, subsidiary of the Little River Lumber Company.¹

Set-off houses were constructed off-site, transported on rail cars and set down next to the railroad, providing the most basic housing for railroad employees.² Though the designs varied, typically the houses consisted of a single room about ten feet by twelve feet and had a large eye bolt on its roof to facilitate lifting from train to alongside the track.³ Frequently, more than one “set-off” house was combined to provide housing for a larger family.⁴ Some set-off houses were also

used by rail and lumber executives for sportsmans' cottages away from the labor camps. According to Mayo family descendants, the Mayo Cabin was one of the first such buildings to be erected near Elkmont.⁵



Figure 2, Example of Little River Railroad Company set-off houses, date unknown. (Little River Lumber & Railroad Company Museum)

The Little River Lumber Company held the original title to the Mayo Cabin.⁶ A circa 1910 construction date attributed to the cabin coincides with the period of the Little River Railroad Company in Elkmont.⁷

Move to the Appalachian Club

According to Garrow's *Cultural Resources* report, the Mayo Cabin was constructed circa 1910.⁸ It is likely that Colonel W. B. Townsend and his wife were responsible for moving the set-off houses and constructing the cabin at its current site. Townsend was the owner of both the Little River Lumber Company and the Little River Railroad Company.

1. Garrow, *Cultural Resources*, 90.

2. Thomason and Associates, 22.

3. Banker, 119.

4. Little River Lumber & Railroad Company Museum (www.littleriverrailroad.org).

5. Yarbrough, *Knoxville News Sentinel*, Page F (1965).

6. Thomason and Associates, 190.

7. *Ibid.*, 5.

8. Garrow, *Cultural Resources*, 90. It is not clear whether the circa 1910 date applies to the date of the move of set-off house(s) to this site or construction of the cabin made of set-off house(s). However, a 2010 draft National Register Nomination for the Daisy Town Community Historic District states that the Mayo Cabin was constructed on its current site in the Appalachian Club by Colonel W.B. Townsend in 1910.

Although the Townsends did not own the property until 1920, Colonel Townsend appears to have had use of the cabin in its new location. According to descendants of the Mayo family, Colonel Townsend used the property as a hunting and fishing retreat before construction of the Appalachian Club complex.⁹

The circa 1910 Addicks Cabin, which is situated directly north of the Mayo Cabin, also has its origin from the set-off house tradition. It is believed to have been assembled from a group of three set-off houses.¹⁰ The Addicks Cabin was also owned by the Little River Lumber Company until 1920, when it was sold to Mrs. W.E. Ijams, assumed to be the wife of Edwin Ijams, superintendent of the lumber company.¹¹

Mayo Family

The Townsend family sold the Mayo Cabin property to the New Appalachian Club in 1923.¹² A year later, the property was purchased by Dale R. Mayo. Members of the Mayo family, for whom the cabin is named, have been business owners in Knoxville, since the late nineteenth century. Dale R. Mayo opened his seed store on Gay Street in 1878.¹³ His children, grandchildren, and great-grandchildren continue to run the business, now with four separate locations in the city.¹⁴



Figure 3, D.R. Mayo Seed Company logo. (www.mayoseed.com)

Among the cabin owners in the Appalachian Club complex were prominent Knoxville businessmen. Some of these included affiliates of the Richards Loan Company, Bowman Hat Company, Price-Baumann Tire, Swan Brothers Bakery, and Gaylon Lumber. With the Appalachian Club only a two-and-a-half hour train ride on the Little River Railroad's Elkmont Special, it quickly became a

popular family recreation destination for these prominent families.¹⁵

Many of the cabins in the Appalachian Club complex remained in the original owner's family throughout the time the club was in operation. The Mayo family was no exception. Dale R. Mayo transferred the cabin to his three children, Varina C. Mayo, Dan R. Mayo, and P. Claxton Mayo, in 1932. The children and grandchildren continued to hold a lease to the cabin until the 2001 transfer to the government.¹⁶

Cabin Modifications

Although the earliest configuration on site of the original structure or structures is unknown, the portions that were assembled as one cabin appear to have consisted of the main block, Rooms 101 and 102, and possibly the southeast Room 104. In addition to these primary rooms, the front porch was probably in place, accessed from Rooms 101 and 102, spanning the full west facade, as was a rear porch along the north portion of the east facade. Evidence also indicates the earlier presence of a small room - possibly a bathroom - to the north of Room 104. These two ancillary spaces may have been interconnected, allowing access to the bathroom not only from Room 104, but from the other rooms by way of the east porch.

After the mid-1930s, the floor and roof systems of the east porch and early bathroom were expanded to create a large enclosed kitchen and bathroom, Rooms 103 and 103A. The resulting plan configuration appears to have remained intact since then.

In the 1960s or 1970s, the interior finishes of Rooms 101, 102, 103, and 103A were modernized by the addition of gypsum wallboard, new trim and new fixtures, fittings and cabinets.

The first of two major modifications to the site occurred c. 1920 when an ancillary structure known as the Mayo Servants' Quarters was constructed to the east behind the Mayo Cabin. Then, in about 1932, the log Levi Trentham Cabin was moved to the property from its original location near Jakes Creek, reassembled and

9. Dan Mayo, Interview.

10. Joseph K. Oppermann - Architect, P.A., *Addicks Cabin and Adamless Eden Historic Structure Report* (2010).

11. Thomason and Associates, 190.

12. Ibid.

13. Thomason and Associates, 190.

14. Brewer, "Mayo Family Keeps Business Going," *Knoxville News Sentinel* (2008).

15. Thomason and Associates, 11.

16. Ibid., 190.

remodeled. It is located between the Mayo Cabin and the Mayo Servants' Quarters.

Mayo Servants' Quarters

Garrow reports that the one-story Mayo Cabin Servants' Quarters was constructed circa 1920.¹⁷ This date coincides with the purchase of the Mayo Cabin property by Mrs. W.B. Townsend. The Servants' Quarters use during her ownership is not known, however, in the 1930s and 1940s the structure was used as housing for the Mayo family's servants.¹⁸



Figure 4, Mayo Servants' Quarters.

The Servants' Quarters sits directly behind the Levi Trentham Cabin, approximately 40 feet behind the Mayo Cabin. In 1932, the Servants' Quarters was referred to as the "Guest House" and "Guest Room" in the government appraisal.¹⁹ The use of the structure between its use as servants' quarters in the 1940s and its transfer to the Federal Government in 2001, is not known.

Levi Trentham Cabin

The one room Levi Trentham Cabin was moved behind the Mayo Cabin circa 1932.²⁰ Thereupon, it was considered part of the Mayo Cabin property, being referred to as the "Log House" and "Log Living Room" on the government's appraisal card.²¹ The cabin was used as a guest cottage from the time of its move behind the Mayo Cabin until

2001 when it was also transferred to the Federal Government as part of the Mayo Cabin (Cottage 7) property.²²



Figure 5, Levi Trentham Cabin set directly behind the Mayo Cabin and in front of the Mayo Servants' Quarters.

U.S. Government Purchase

The Federal Government reached an agreement with property owners in the Elkmont communities in 1932 whereby land owners would receive a lifetime lease in return for sale of their property at half the appraised value.²³ The Mayo Cabin (Cottage 7) property was appraised on May 18, 1932. At this time, the property was valued at \$1530.00 (Figure 6).²⁴

In 1932, the Cabin 7 property included the residence (Mayo Cabin), the Log Living Room (Levi Trentham Cabin), the Guest Room and Wood House (Mayo Servants' Quarters), as well as the lot, fencing, shrubbery, and miscellaneous items. The Mayo Cabin was valued at \$780.00, the Levi Trentham Cabin at \$350.00, the Mayo Servants' Quarters at \$125.00, and the lot, fencing, shrubbery, and miscellaneous items at \$275.00.

The Mayo Cabin property was approved for purchase by the Commission on June 15, 1932 for \$775.00, half the appraised value. A check for \$775.00 was sent to Ola Hatcher, Clerk, on January 3, 1933. The deed was recorded and returned on January 26, 1933. The property was transferred to the Federal government on July 14, 1933, presumably with a lifetime lease granted to the Mayo family.²⁵

17. Garrow, *Cultural Resources*, 90.

18. Mayo Interview.

19. "Cottage #7," Note card, Sevier County Library (1932).

20. Garrow, *Cultural Resources*, 90. Also see Joseph K. Oppermann - Architect, P.A., *Levi Trentham Cabin Historic Structure Report* (2010).

21. "Cottage #7."

22. National Register Nomination, Section 7 Page 2.

23. Thomason and Associates, 20.

24. "Cottage #7."

25. Ibid.

<u>NAME</u>	<u>ADDRESS</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>DATE</u>
D. R. MAYO	644324X KNOXVILLE	SEVIER	.2	5/16/32
LOCATION: Cottage #7 - Elkmont, Tenn. 11 th Dist.				Deed No 877
DESCRIPTION:	Main House	\$784.79	5/18/32	
	Log House	350.00		
	Guest house & wood house	125.00		Lot, Fencing, Shrubbery & Mis. \$ 275.00
	Lot, shrubbery, etc	200.00		Residence 780.00
	Total -	\$1459.79		Log Living Room 350.00
				Guest Room and Wood House 125.00
				Tot. Present Value \$ 1530.00
PRICE:	W.R.Mize, John McMahan, R.H.McMahan	\$1459.79		M. B. McMahan
APPROVED FOR PURCHASE BY COMMISSION 6/15/32 \$722,190X \$775.00				
CHECK FOR \$775.00 1/3/33 SENT TO OLA HATCHER, CLERK				
DEED RECORDED AND RETURNED \$775.00 1/28/33				
Transferred to Federal Government 7/14/33				
(over)				

Figure 6, Notecard detailing 1932 appraisal of the Mayo Cabin (Cottage #7) property prior to purchase by the Federal Government. (Sevier County Library)

In 1952 the Appalachian Club made a twenty-year pact with the Department of the Interior. Seventy-five percent of Appalachian Club cabin owners signed a contract with the Appalachian Club agreeing to abandon their property after 1972. However, between eight and ten families, including the Mayos, chose to keep their 1932 agreement, which allowed the properties to continue to be leased by the family until death of the children of the original owners.²⁶

The Mayo Cabin property was one of the last in the Appalachian Club to be fully transferred to

the Federal Government. The Mayo family lease expired in 2001.

National Park Service

The Elkmont District, including the Mayo Cabin and the Mayo Servants' Quarters, was placed on the National Register of Historic Places in 1994. Both the Mayo Cabin and Mayo Servants' Quarters were identified as contributing members of the Historic District.²⁷

26. Yarbrough.

27. National Register Nomination Elkmont Historic District, Section 7 Page 10.

I.C Physical Description

Unless otherwise indicated, photographs were taken by the author in 2010.

General Description

The Mayo Cabin is a one-story wood frame structure with a rectangular footprint measuring approximately 37 feet wide at the front elevation by 39 feet deep. The cabin faces due west toward the narrow access road, and is sited on a gentle incline with an elevation drop of approximately 2 feet from south to north.

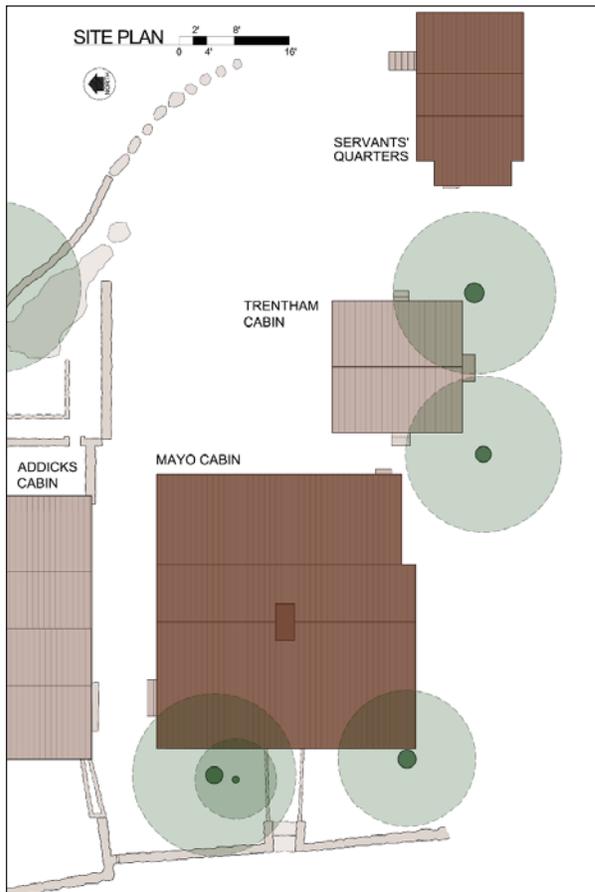


Figure 1, Site Plan of Mayo Cabin and Servants' Quarters.

A low-sloped gable roof extends to the west to engage a full-width porch extending across the front of the cabin. The roof line similarly extends to the east, with a slight change in roof pitch, to

encompass rooms to the southeast and northeast and later additions. The cabin sits on concrete block piers over a low crawl space.



Figure 2, Mayo Cabin, northwest oblique from Daisy Town Road.

Site Features

The Mayo Cabin is located near the northern end of the Appalachian Club Complex of the Great Smoky Mountains National Park in Sevier County, Tennessee. The Complex is located on a wooded ridge above Bearwallow Branch. Jakes Creek Road, which turns into Daisy Town Road, is the main thoroughfare running north-south with cabins aligned on either side.

The cabin sites are dotted with large evergreen and deciduous trees and natural rock outcroppings, evoking the feeling of a mountain retreat. Some cabins have smaller ancillary buildings nearby. At Mayo Cabin, a stylistically similar Servants' Quarters stands about 45 feet to the east. Low, rubble stone retaining walls link the buildings to the landscape and delineate individual plots of land while defining the Complex as a whole. Grading and landscaping around the Mayo Cabin and Servants' Quarters have been kept natural.

Main Entrance and Walkways

Retaining walls made from local river stone run north-south along both sides of Daisy Town

Road through much of the northern end of the Appalachian Club Complex. At the entrances to each cabin the retaining walls turn in to form cheek walls at stone steps. The Mayo Cabin is sited at a slight angle to the road; however, the stone wall follows the line of the road, effectively narrowing the yard at the south end of the house.



Figure 3, West elevation.

The cheek walls at the stone steps splay out slightly so that the steps go from about 4 feet in width at the road to about 4½ feet at the top. The stone walk at the top of the steps is roughly centered on the front porch, and similarly splays out gradually from about 5 feet in width at the steps to about 6 feet wide at the porch. The walk has a narrow stone edging to help keep the adjacent grade from encroaching.



Figure 4, Stone steps leading from road to stone walk.

Along the south side of the property, adjacent to Addicks Cabin, a drainage swale catches surface runoff and directs it to a small drainage “scupper” at the inside corner of the stone retaining wall.

Origins and Dates of Design

The Mayo Cabin, as it currently exists, apparently began as two one-room set-off houses joined together. Rooms 101 and 102, which form the main block of the current cabin, have very similar construction detailing on the exterior and interior. As discussed in section I.B, rail executives apparently moved the set-off houses to the lot in 1910 to use while hunting and fishing. Then in 1920 as the Appalachian Club was developing, the parcel of land and the sportsman cabin became the personal property of railroad executive Col. W. B. Townsend.

The southeast wing (Room 104) is similar in style to the main block, but exhibits slightly different construction detailing. This room likely was a set-off house of separate design, moved and assembled together with the main block. Or, it conceivably was constructed anew.



Figure 5, South elevation. The shed-roofed southeast wing (Room 104) is at right; offset about 2 feet from the main block.

Physical evidence in the roof framing exposed in Room 103 indicates the earlier presence of a narrow room – more likely a porch – along the east wall of the main block; referred to as the “early east porch” (Figure 6). This porch was most likely not part of the original structure, but may have been constructed after the move.

The extant room encompassing the present kitchen and bathroom (Rooms 103 and 103A) appears to have been created when the earlier roof and floor structures of the “early east porch” were doubled in width, extending the east wall flush with Room 104. According to *The Cultural Resources of the Elkmont Historic District*, the shed-roofed wing at the rear (east side) of the cabin was constructed

about 1930. However, this date may more accurately refer to when the porch was extended and enclosed.



Figure 6, The rafters in Room 103 extend from the east wall of the main block (right). The bird's-mouth cuts in the rafters indicate the presence of an earlier beam or wall.

At the south end of Room 103, along the north wall of Room 104, there is evidence of an earlier narrow porch or room; referred to as the “early annex, Room 104” (Figure 6). The roof framing is identical to that of Room 104, and there is evidence of a light-colored wash on the sheathing similar to Room 104. It appears that this small room – possibly an early bathroom accessed from a narrow porch – was removed when Room 103 was expanded and enclosed.



Figure 7, The consistency of the two rafters and roof sheathing north of Room 104 appear to indicate an earlier room or porch.

Exterior

The cabin's west elevation is roughly symmetrical, with the window and entrance door to Room 101 mirrored by the entrance door and window into

Room 102. A deep front porch runs the entire width of the west elevation and is constructed of rough-sawn and planed dimension lumber. The low-sloped roof extends without a visible break from the main block to engage the porch. The roof line at the east breaks slightly to a lower pitch as it extends over the rear shed wing. The roof is clad with galvanized 5-V crimp panels, a single brick chimney projecting from the center of the ridge.

Exterior walls of the cabin are largely sheathed in rough-sawn vertical wood planks with battens at the joints. The exception is the exterior wall finish at the kitchen Room 103, which consists of modern reverse board-and-batten plywood. Window and door casing as well as incidental trim throughout are all plain in profile and typically of rough-sawn lumber.



Figure 8, Northeast oblique.

Extant exterior doors are all paneled, exhibiting three different styles from two construction periods. Both front doors are late-1880s to early-1900s in character, while the style of the surviving rear door is consistent with the 1920s or 1930s.

There are four types of windows in the cabin, with wood double-hung sash appearing to be the earliest. Later additions and alterations include wood fixed sash, wood awning sash, and aluminum replacement windows.

Interior Organization

The extant floor plan of the cabin is roughly divided into four quadrants. The front porch opens into two large rooms that are arranged north-south around a central, double-flue masonry fireplace. Shallow closets in both parlors are located back-to-

back in the recess to the east of the fireplace. In the recess to the west of the fireplace, a single doorway connects the two parlors.

At the east wall, southeast corner of the Room 102, a doorway opens into a large kitchen-dining area (Room 103) at the northeast quadrant of the cabin. The only bathroom (Room 103A) in the cabin is located in the northwest corner this quadrant. From Room 103, a door at the east wall, southeast corner leads to the exterior. At the south wall, southwest corner of Room 103, a doorway leads to Room 104 in the southeast quadrant, stepping up 4 inches. Also from this corner, a narrow, modern doorway on the west wall leads back to Room 101. From Room 104, a doorway at the east wall, southeast corner leads to the exterior. A second doorway at the west wall, northwest corner of the room leads back into Room 101, stepping down 4 inches.

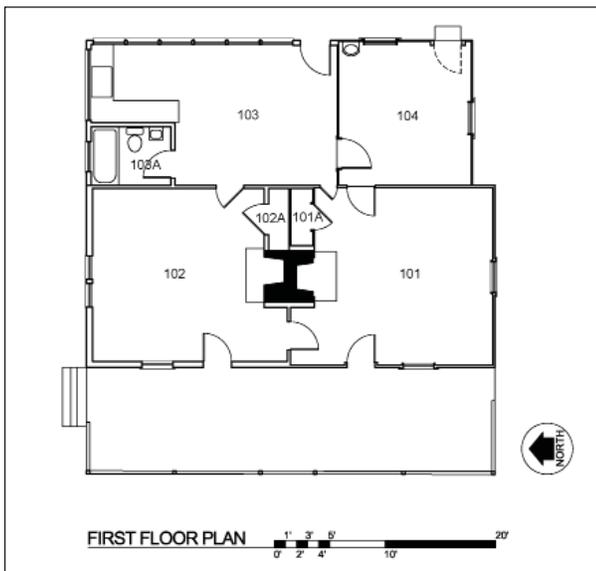


Figure 9, Floor plan of Mayo Cabin as found in 2010.

Construction Characteristics

Structural Systems

Foundation and Floor Framing

The one-story cabin is of wood frame construction supported on masonry piers. The cabin's foundation system now consists of 8" by 16" by 8" hollow concrete block piers around the perimeter and at interior bearing points, replacements for

what was probably brick piers originally, as suggested by the original chimney of brick. The chimney rests on a solid brick foundation.



Figure 10, Typical concrete block foundation pier, north wall. Some of the piers are capped with solid 4" blocks.

None of the cabin floor framing has a subfloor. The west and east walls of the main block are supported on 8" by 8" hewn sills supported on concrete block piers. The floor system for the main block – Rooms 101 and 102 – consists of 1¾" by 9¾" joists at 24" on center, spanning east-west between the hewn sills. At Rooms 103 and 104, the floor framing consists of 1⅝" by 7½" rough-sawn joists at 16" on center, spanning north-south at 103 and east-west at 104. The entire floor structure at Room 104 is raised 4" above the rest of the house, perhaps due to the presence of a rock outcropping encountered during construction, or possibly due to later repairs.



Figure 11, Floor framing under North Parlor, looking west toward front porch. Note that floor joists toe-nailed into 8" by 8" hewn sill. Vertical board wall structure can be seen on far side of sill.

The porch floor framing consists of 1¾" by 9¾" joists at 24" on center, spanning north-south and

toe-nailed to sills that bear on concrete masonry piers directly below the porch columns.

Wall Framing

The original cabin walls were constructed without studs, utilizing a vertical plank or “box frame” construction technique, commonly used by railroad and timber companies in the late-nineteenth to early-twentieth century. Exterior walls enclosing the main block are constructed using a double layer of rough-sawn $\frac{7}{8}$ " by $11\frac{7}{8}$ " vertical boards face nailed to the sill and to a plate at the rafter bearing. The boards are staggered to add stiffness and aid in weather resistance, with the exterior joints covered by battens.

The exterior walls enclosing Room 104 are also of double layer “box frame” construction. The wall between Rooms 104 and 103 is also vertical board construction, yet is a single board in thickness, indicating that this wall may have originally been an interior partition. At Room 103, the north and east walls have been rebuilt; the vertical boards were removed and modern 2" by 4" studs were installed to furr out for plumbing and electrical, and plywood reverse board-and-batten panels were installed on the exterior. At the front porch, rafters bear on a double $1\frac{3}{4}$ " by $3\frac{3}{4}$ " beam supported by six, $3\frac{3}{4}$ " square posts.

Roof Framing

The original roof framing for the main block consists of $1\frac{3}{4}$ " by $3\frac{3}{4}$ " rough-sawn rafters and ceiling joists (assumed) spaced at 48 inches on center. Gable end overhangs are supported by similarly sized lookouts. The exposed front porch rafters are fastened to the main roof rafter extensions and consist of $1\frac{7}{8}$ " by $3\frac{7}{8}$ " rough-sawn rafters at 48" on center. At Room 104, the exposed framing consists of $1\frac{3}{4}$ " by $3\frac{3}{4}$ " rough-sawn rafters spaced 24" on center. Sheathing boards throughout are rough-sawn to $\frac{7}{8}$ " in thickness, and average $11\frac{7}{8}$ " in width except for random width boards at the front porch.

Adjacent to the north wall of Room 104 are a pair of $1\frac{3}{4}$ " by $3\frac{3}{4}$ " rough-sawn rafters extending about 3'-10" into Room 103 – the “early annex, Room 104” discussed in *Origin and Date of Design*. Unlike the other rafters in Room 103, which have been spliced, these two rafters span continuous from the main block to the east wall, suggesting the presence of an earlier porch or room accessed from Room

104, and which preceded the extant configuration of Room 103.

The remaining exposed framing for the rear shed roof at Room 103 points to two phases of construction. Extending from the east wall of the main block, the earliest section of roof is framed with rough-sawn $1\frac{3}{4}$ " by $3\frac{3}{4}$ " rafters spaced 24" on center. Approximately 6'-3" from the east wall of the main block, the rafters terminate in a bird-mouth cut, and are spliced to similar rafter extensions which bear on the east wall. The bird-mouth cut suggests the earlier presence of a wall or porch beam.

Utility Systems

Mechanical Systems

The cabin has never had any permanent mechanical heating, ventilating or air conditioning systems. Because the cabin is located in a wooded, mountain region the space remains relatively cool. Even during summer months, operable windows and a covered porch allow for fresh air and breezes. The only permanent sources of heat are the two wood-burning fireplaces, one in Room 101 and one in Room 102. The presence of a 240v electrical receptacle in Room 102 suggests that a portable electric heater was used as a supplemental source of heat.

Electrical Systems

As mentioned in section I.A, electrical power prior to the 1950s came to the Appalachian Club from a water-powered generator and was reportedly very unreliable. After 1952, electrical power was provided by the Sevier County Electrical Service. Modern commercial electrical service was brought to the cabin via an overhead drop from the road to a meter located on the west end of the north elevation. The meter and all service wiring have been removed.

The earliest electrical distribution system for the main block of the cabin appears to have been knob-and-tube wiring. Developed in the 1880s and remaining in use until the 1940s, knob-and-tube wiring utilized ceramic knobs mounted on the surface along with ceramic tubes drilled through framing and walls to separate the hot and neutral wires by 4" to 6", and also insulate the wires away from the structure. Remnants of these porcelain

tubes or sleeves can be seen in several places on the exterior walls where wiring was routed through the structure.



Figure 12, Porcelain tube in west wall is a remnant of early knob-and-tube wiring.

The present electrical distribution system is a mix of vintage mid-twentieth century non-grounded, cloth-sheathed insulated cable along with late-twentieth century PVC-sheathed cable. One of the original mid-twentieth century Bakelite lamp holders survives in Room 103. Elsewhere is a mix of mid- and late-twentieth century receptacles, switches and ceiling fixtures.

Plumbing Systems

According to interviews with the owners of the cabins at the Appalachian Club Complex, water was provided by a natural spring. The earliest surviving plumbing system consisted of galvanized iron supply and waste piping. Except for some surviving sections, the galvanized piping has been replaced with modern PVC supply and drain lines.



Figure 13, Floor structure and plumbing under Kitchen.

The earliest surviving fixture appears to be the small, enameled cast-iron lavatory at the east wall of Room 104. Fixtures in the bathroom, Room 103A, all appear to date from the 1970s and include a wall-mounted, porcelain lavatory, a porcelain water closet, and an enameled steel bathtub. In the kitchen, Room 103, fixtures and fittings are late-twentieth century. Except for the galvanized supply and waste lines to the lavatory in Room 104, all exposed supply piping is chrome plated, waste piping is PVC.

Exterior Features

Front Porch

The full-width front porch is fully engaged with the main roof and measures roughly 37'-0" in width by 9'-8" in depth. Refer to the section *Structural Systems*, above for additional information on the roof and floor framing. The porch flooring is 3¼" by 7/8" tongue-and-groove wood, painted. Sections of flooring along the west edge and at the south end of the porch have been replaced in-kind. Between the plain, square posts are sections of balustrade constructed of plywood panels, with quarter round molding and a cap railing; the balustrade may be a later alteration. At the south end of the porch, two 2" by 4" boards are placed horizontally across the width of the porch; the hooks indicate that this framing supported a porch swing. At the north end of the porch, a mounting plate, ring and chain at the corner likely supported a hammock.



Figure 14, Front Porch, view toward south.

Roof and Rainwater Collection

The gable-end roof is covered with 24" wide, 5-V crimp galvanized steel panels capped with a

traditional rolled ridge. The modern 5-V pattern indicates that the roofing material is a mid-twentieth century or later replacement. The only extant gutters are located over the center steps to the front porch and against the hemlock tree which has grown into the southwest corner of the porch. The gutters are 5" diameter half-round galvanized steel and are not connected to downspouts, but serve only as diverters.



Figure 15, Half-round gutter section at south end of Front Porch.

Chimney

The chimney, probably original as indicated by surrounding wall framing, is brick masonry, approximately 21" by 42" (based on assumed brick dimensions). The chimney extends 12 courses above the ridge, the brick corbelling out and then stepping back in. The double flue is covered with a raised galvanized metal cap which has a broken strut at the northwest corner. Flashing appears to be galvanized, and a thick coating of asphalt roofing mastic has been applied along the joint to the brick.



Figure 16, Brick chimney at ridge.

Siding and Trim

The board-and-batten siding is technically the structural wall. The exposed vertical boards are rough sawn, $\frac{7}{8}$ " in thickness and averaging $11\frac{3}{4}$ " in width. The joints are covered with $\pm \frac{3}{4}$ " by $\pm 2\frac{3}{4}$ " rough-sawn battens (dimensions vary slightly). The only deviation from this material is at the north and east exterior walls of the Room 103, which are clad in modern $\frac{1}{2}$ " thick rough-sawn reverse board-and-batten plywood.

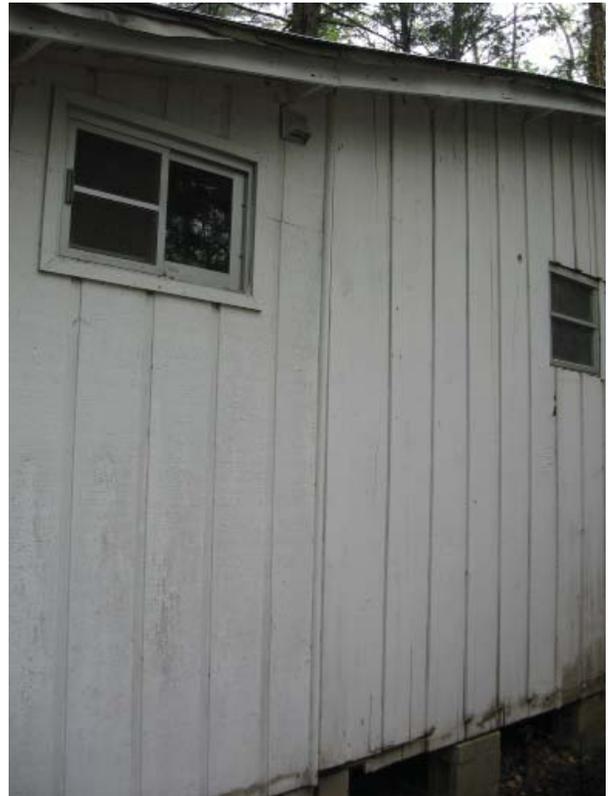


Figure 17, North wall of cabin at juncture of original vertical board siding and modern plywood siding.

Exterior trim throughout is plain, rough-sawn and, in addition to the battens, the trim includes the corner boards, door and window casing and rake fascia. Typically, the trim consists of $\frac{3}{4}$ " or $\frac{7}{8}$ " thick boards in various widths. The one historic exception to the use of square-edged flat casing can be seen at the entrance door to Room 102, where the casing is made of beaded board similar to that used on the ceiling in Room 101 and on the closet partitions.



Figure 18, Beaded board door casing at door to Room 102. Note patented cast-iron spring hinge.

Exterior Doors

The Mayo Cabin has four exterior doorways, with the door to Room 104 missing. Extant exterior doors are all solid wood, stile-and-rail construction, with raised paneling in three different styles. The entry door from the front porch into Room 101 has a five-panel configuration (four vertical with one horizontal), measuring 29½" wide by 77¾" high by 1⅝" thick. Exterior casing is of rough-sawn wood, ⅞" by 4½". The door into Room 102 has a four-panel configuration (vertical), measuring 30" wide by 77" high by 1⅝" thick. Exterior casing is made from beaded tongue-and-groove paneling, ⅞" by 4¾". Both styles of door were in common use from the 1880s into the early 1900s.

Both front doors are hung on a pair of 3½" five-knuckle steel hinges. Original lock hardware consisted of 3⅞" by 4" by ⅞" cast-iron rim locks with cast-iron keepers. All knobs are missing; however, the key escutcheon survives at the door to Room 101 and the lock keeper at the door to Room 102. Modern surface-mounted keyed deadbolts have been installed above the historic locks.

A solid wood, stile-and-rail screen door survives

at the doorway to Room 101. The three-part door has a delicate turned spindle panel rail and scroll-sawn brackets at interior corners of the top and bottom panels; one bracket is missing. This style of screen door was also in common use from the 1880s into the early 1900s. Hardware consists of a formed-wire pull handle and stamped-steel spring hinges. The screen door at the doorway to Room 102 is missing, but had been hung on a pair of early-twentieth century patented, cast-iron spring hinges, fragments of which survive.



Figure 19, Five-panel door with screen door at Front Porch to Room 101.



Figure 20, Four-panel door at Front Porch to Room 102.

Around the back of the cabin, the exterior entry door into Room 103 has a five-panel (horizontal) configuration, measuring 32" wide by 76½" high by 1⅝" thick. This style of door was in common use from the 1910s into the 1930s. Hung on a pair of modern five-knuckle steel hinges, the door displays lock hardware consisting of a reproduction steel rim lock and keeper with stamped steel knobs and escutcheons and a modern surface mounted barrel bolt. Hinge evidence for an earlier screen door was not observed. Exterior casing is of rough-sawn boards, ¾" thick in various widths.

The exterior entry door into Room 104 is missing. The door opening measures 30" wide by 72" high. A cast-iron keeper, similar to that on the front doors, survives on the jamb. Also surviving are a pair of modern five-knuckle steel hinges and a keeper for a modern barrel bolt. Exterior casing is of nominal 1" by 5" lumber.



Figure 21, Five-panel door to Room 103.

Windows

There are four distinct types of windows in the Mayo Cabin, for a total of fifteen windows. The five earliest windows are the six-over-six light,

wood double-hung sash in the main block and in the southeast wing, Room 104. These windows measure 34" in width by about 54" in height by 1" thick. No locks or other hardware were observed. The construction and muntin profile match that of the Servants' Quarters.



Figure 22, Double-hung sash at Front Porch.

Three late-twentieth century vintage windows constructed of mill-finish aluminum are located high on the north wall for privacy. In Room 102, a pair of awning windows measure 25½" wide by 35½" high. The opening was roughly cut into the board-and-batten wall and left untrimmed, creating a water infiltration issue.



Figure 23, Aluminum replacement windows at north wall of Room 102.



Figure 24, Aluminum replacement window at north wall of bathroom, Room 103A.

In the Bathroom, Room 103A, a double-hung aluminum window measuring 32½" wide by 1'-6" high is turned on its side and trimmed with 2" casing.

At the kitchen, Room 103, a large, fixed wood sash takes up the entire north wall. The 21-light sash measures 76¾" wide by 34½" high by 1¾" thick. Trimmed with 2" casing, this sash appears to be recycled late-nineteenth or early-twentieth century salvage.



Figure 25, Fixed sash window at north wall of Kitchen.

Along the east wall of the kitchen, Room 103, are six, wood awning window sashes ganged together. Each six-light sash measures 34" wide by 27" high, and is joined at the top to a 7" wide filler board, hinged to the frame with two small tee hinges. Narrow strips of wood are fastened across the sash and filler board as reinforcement. The sashes pivot inward and are fastened with a hook-and-eye to the ceiling, allowing the entire wall to be opened up like a porch. The sashes appear to be salvaged from



Figure 26, Awning windows at east wall of Room 103.

Early Design Elements

Exterior Elements

Some of the significant early design elements found on the exterior of the Mayo Cabin include:

Board-and-Batten Siding

The structural, vertical-board rough-sawn siding with regularly spaced battens sheathed the earliest exterior surfaces of the original cabin. The construction method and appearance is similar to that of the Servants' Quarters.

Exterior Trim

Typically, the exterior trim is of rough-sawn nominal 1" boards, in widths commonly available in the early-twentieth century period.

West Elevation Exterior Doors

The two, original paneled wood entry doors on the west elevation are of similar construction detailing and vintage.

West Elevation Exterior Door Hardware

The two entry doors on the west elevation originally had identical cast-iron rim locks, porcelain or mineral knobs, escutcheons and steel hinges.

Double-Hung Windows

The original windows in the main block and southeast wing, Room 104, are six-over-six light, wood double-hung sash. These windows match the original windows in the Servants' Quarters.

Exterior Door and Window Casing

At the original and early doors and windows, the exterior casing is typically of rough-sawn $\frac{7}{8}$ " by $4\frac{1}{2}$ " boards, except where beaded boards are used and measure $\frac{7}{8}$ " by $4\frac{3}{4}$ ". The exception is the door to Room 102, which is trimmed with beaded board.

Open Porch

The open porch spans the entire west facade, the public elevation of the building. It provides a semi-private and semi-public outdoor room in keeping with other cabins in the district.

Interior Elements

Some of the significant recurring original and early design elements found on the interior of the Mayo Cabin include:

Vertical Board Walls

The structural, vertical-board walls are used for original and early partitions, and are similar in construction method and appearance to the original interior walls of the Servants' Quarters.

Flooring

The flooring used throughout the cabin is a consistent $3\frac{1}{4}$ " wide tongue-and-groove pine, and is similar to the flooring in the Servants' Quarters.

Interior Door and Window Frames

The original window and door frames were built standard depth, and when assembled to the board wall structure, created frames that project several inches into the rooms. This detail survives in Rooms 101 and 104, and would have also been seen in Room 102 before that room's walls were furred out.

Interior Trim and Casing

The original and early wood trim and casing in the cabin is plain, painted wood, $\frac{7}{8}$ " thick by $2\frac{3}{4}$ " wide.

Interior Paneled Doors

Comparable to the exterior door to Room 102, the four original or earliest interior doors are of similar four-panel configuration, with raised panels and cast-iron rim locks. The doors are located at Rooms 101 to 102, 102 to 103, 103 to 104, and at Rooms 104 to 101. According to *The Cultural Resources of the Elkmont Historic District*, the interior doors originally had porcelain knobs; none survive.

Beaded Board Ceiling

Presumably beneath the gypsum board in Room 102, the ceiling finish is the original $5\frac{1}{4}$ " wide, tongue-and-groove beaded-board ceiling; the beaded-board ceiling remains exposed in Room 101. The closet partitions are also constructed of this material.

Exposed Roof Structure

Similar to the front porch, in Rooms 103 and 104 the rafters and roof sheathing are typically exposed. This is also characteristic of the Servants' Quarters.

Added Design Elements

Exterior Elements

Some of the significant modern design elements found on the exterior of the Mayo Cabin include:

Galvanized Steel 5-V Crimp Roof

Likely a mid-twentieth century replacement, the 5-V crimp roof is used on both the Mayo Cabin and the Servants' Quarters.

Interior Elements

Some of the significant recurring modern design elements found on the interior of the Mayo Cabin include:

Gypsum Board

Gypsum board finish was installed on the walls in Room 101, on the walls and ceiling in Room 102, and on modern construction in the kitchen and bathroom, Rooms 103 and 103A.

Modern Trim, Door and Window Casing

In Rooms 101 and 103, smooth-planed $\frac{3}{4}$ " wood boards in standard widths are used for trimming out to the gypsum board finish. In Room 102, modern $\frac{1}{2}$ " by $3\frac{1}{2}$ " clamshell trim is used for baseboard, as well as window and door casing.

Interior Flush Hollow-Core Doors

At both closets, Rooms 101A and 102A, flush hollow-core doors were installed when the doorways were enlarged.

Description by Room

Room 101 – Southwest Room

This is one of two similarly sized rooms in the main block flanking the central fireplace, and roughly mirrors the plan and features of Room 102. Overall dimensions are about 16'-1" by 16'-2", measured to the face of the fireplace wall. The ceiling height is 9'-3".



Figure 27, Room 101, view toward west wall.

Flooring

The original wood flooring is 3¼" wide tongue-and-groove pine, painted. Laid north – south, the flooring bears directly on the floor joists, and appears to run unbroken through both Rooms 101 and 102.

Baseboards

The modern baseboards are of ¾" by 3½" painted wood, clamshell profile, and are installed over the gypsum board finish.

Walls

The original wall finish was the exposed vertical board structure, described in *Construction Characteristics / Structural Systems*, above. The current finish on the walls is a ⅝" thick painted gypsum board, which was installed directly over the original vertical board finish. Painted wood trim ¾" thick of various widths is applied at outside and inside corners.

Doors

There are four doors opening into Room 101. Leading to the front porch is an original five-

panel door; refer to *Construction Characteristics / Exterior Doors*, above. Due to a wall thickness of only 2½", the door frame projects 3" into the room, and is simply trimmed with ⅞" by 2¾" painted wood.

The original interior doors leading into Rooms 102 and 104 are four-panel, both about 30" wide by 78" high by 1⅛" thick and hung on a pair of 3½" five-knuckle steel hinges. Similar to the other four-panel doors in the cabin, the date range of use is from the 1880s through the early 1900s. Lock hardware and knobs are missing on both doors, but appear to have consisted of cast-iron rim locks and keepers similar to the exterior door. At these doors, the casing is ¾" by 2¾" painted wood, installed over the gypsum board finish. The doorway into Room 104 steps up 4 inches.



Figure 28, Room 101, doors leading to Room 103 (left) and 104 (right).

The door into the closet 101A is a modern, flush hollow core construction, 28" wide by 72" high. Physical evidence in closet 101A indicates that the original closet door may have been 24" wide; refer to the description of Room 101A, below. At the northeast corner of the room, a very narrow, modern paneled door measuring about 18" wide by 78" high leads to Room 103. The door appears to have been salvaged from a pair of closet doors.



Figure 29, Room 101, door leading to Room 102.

Windows

There are two windows opening into Room 101. Both are double-hung, and appear to be original to the cabin. Refer to *Construction Characteristics / Windows*, above. Due to a wall thickness of only 2½", the window frames project over 2½" into the room, and are untrimmed.



Figure 30, Double-hung window at west wall of Room 101.

Crown Molding

The tops of the exterior, load-bearing walls terminate in horizontal, rough-sawn 1¾" by 3¾" plates, portions of which are exposed. Below the plates, ¾" thick painted wood trim is applied over the gypsum board wall surface. The tops of interior walls are similarly trimmed but without the plate.

Ceiling

The ceiling is of 7⁄8" by 5¼" tongue-and-groove beaded wood boards, painted. The ceiling boards appear to run unbroken across the interior wall into closet 101A and Room 102.

Finishes

The wood flooring, wood trim, doors, windows, walls and ceiling are all painted.

Electrical Systems

In the center of the ceiling is an un-switched ceramic lamp holder with pull chain. At the ceiling, surface mounted with staples, is a mix of mid-twentieth century cloth-sheathed insulated cable as well as later PVC-sheathed cable. The only other electrical fixture in the room is a receptacle at the south wall.



Figure 31, Beaded board ceiling at Room 101.

Fireplace

A brick masonry fireplace with wood mantle is centered on the north wall of the room. The firebox, which measures 2'-7½" wide by 2'-2½" high by 1'-6" deep, is spanned by a thick, flat iron lintel. The bricks are early-twentieth century in character, but appear to be salvage and the brickwork is crudely executed. The flush brick hearth measures 4'-6" wide by 2'-0" out from the face of the firebox. The painted wood mantle

measures about 66½" wide by 53" tall, with a projecting shelf.



Figure 32, Fireplace at Room 101.

Room 101A – Closet

The recessed closet to the east of the fireplace measures 5'-5" wide by 2'-1½" deep.



Figure 33, Closet 101A, view toward west. Note beaded board walls.

Flooring

The ¾" tongue-and-groove wood flooring is a continuation of Room 101.

Walls

The south, west and north walls of the closet are constructed of ¾" by 5¼" tongue-and-groove beaded wood boards, painted except for the south wall. This is the same material used on the ceiling in Room 101, except set vertically. The east wall of the closet is the exposed vertical board exterior wall of the original cabin.

Doors

The extant door frame is a modern replacement, installed when Room 101 was finished with gypsum wall board. Above the door head, a 24" wide cutout in the vertical boards indicates a narrow, earlier door.

Ceiling

The ¾" by 5¼" tongue-and-groove beaded board ceiling is a continuation of Room 101.

Finishes

With the exception of the south wall, all floor, wall and ceiling surfaces are painted.

Electrical Systems

Directly above the door opening is a modern ceramic lamp holder, switched at the doorway. Surface mounted PVC-sheathed cable is stapled to the wall and ceiling.

Other Features

A rough wood shelf the width of the closet is mounted at the west end of the closet. A metal clothes rod spans the length of the closet.

Room 102 – Northwest Room

This is one of two similarly sized rooms in the main block flanking the central fireplace, and roughly mirrors the plan and features of Room 101. Overall dimensions are 15'-7" by 15'-6", measured to the face of the fireplace wall. The ceiling height is 8'-10" to the gypsum board.



Figure 34, Room 102, view toward west wall.

Flooring

The original wood flooring is ¾" wide tongue-and-groove pine, painted. Laid north – south,

the flooring bears directly on the floor joists, and appears to run unbroken through both Rooms 101 and 102.

Walls

The original wall finish appears to have been the exposed vertical board structure similar to Room 101. The current finish on the walls is gypsum board on 2" by 4" studs furred out over the original finish.

Baseboards

Baseboards are a ½" by 3½" modern "clamshell" profile molding, painted, installed over the gypsum board finish.

Doors

There are three doors opening into Room 102. Leading to the front porch is an original four-panel door; refer to *Construction Characteristics / Exterior Doors*, above. Since the walls have been furred out, the frame does not project into the room as it does in Room 101. The casing is a modern ½" by 3" clamshell profile, and is installed over the gypsum board finish.



Figure 35, Room 102, door D9.

For the door leading to Room 101, refer to the description for that room. The original door leading into Room 104 is four-panel, about 30" wide by 76" high by 1⅞" thick and hung on a pair of 3½" five-knuckle steel hinges. Similar to the other four-panel doors in the cabin, the date range

of use is from the 1880s through the early 1900s. The cast-iron rim lock still has its steel knobs, escutcheons and keeper intact. Casing for both doors is modern, installed over the gypsum board finish.

The door into the closet 101A is of modern, flush hollow core construction, 29" wide by 78" high. Similar to closet 101A, the original closet door may have been 24" wide; refer to the description for Room 101A, above.

Windows

There are two windows opening into Room 102. At the west wall is a double-hung window similar to Room 101 that appears to be original to the cabin. Refer to *Construction Characteristics / Windows*, above. Since the walls have been furred out, the frame does not project into the room as it does in Room 101. Casing is ¾" by 2¾" painted wood trim applied over the gypsum board wall surface. High on the north wall, a pair of modern aluminum windows are trimmed out with ¾" by 2¾" painted wood applied over the gypsum board surface.

Crown Molding

There is no crown molding in this room.

Ceiling

The present ceiling is gypsum board with a textured finish. Given the 4" difference in ceiling heights between Room 102 and the original beaded board ceiling in Room 101, it is assumed that the original beaded board ceiling may still be intact above the present ceiling.

Finishes

The wood flooring, wood trim, doors, windows, walls and ceiling are all painted.

Electrical Systems

There is a single ceramic lamp holder in the center of the ceiling. Switches at the west wall adjacent to the door appear to control the ceiling light and possibly the porch lights. Electrical receptacles include two on the west wall, one on the east wall and two on the north wall, including a 240v heater receptacle.

Fireplace

A brick masonry fireplace with wood mantle is centered on the south wall of the room. The

firebox, which measures 2'-7" wide by 2'-1" high by 1'-10" deep, is spanned by a thick, flat iron lintel. The brick inside the firebox displays remnants of an early cement parging. To accommodate the furred out wall surface, the original face bricks appear to have been replaced with modern bricks set with grey cement mortar. The flush hearth of brick pavers measures 4'-10" wide by 1'-8" out from the face of the firebox. The painted wood mantle measures about 66" wide by 53" tall, with a projecting shelf.



Figure 36, Fireplace at Room 102.

Room 102A – Closet

The recessed closet to the east of the fireplace measures 5'-9" wide by 1'-10" deep. The details and materials are similar to that of Closet 101A.

Flooring

The 3¼" tongue-and-groove wood flooring is a continuation of Room 102.

Walls

The south, west and north walls of the closet are constructed of 7⁄8" by 5¼" tongue-and-groove beaded wood boards, painted except for the south wall. This is the same material used on the ceiling in Room 101, except set vertically. The east wall of the closet is the exposed vertical board exterior wall of the original cabin.

Doors

The extant door frame is a modern replacement, installed when Room 101 was finished with gypsum wall board. Above the door head, a 24" wide cutout in the vertical boards indicates a narrow, earlier door.



Figure 37, Closet 102A, view toward east. Note exposed vertical board wall.

Ceiling

The 7⁄8" by 5¼" tongue-and-groove beaded-board ceiling is a continuation of Room 101.

Finishes

With the exception of the south wall, all flooring, walls and ceilings are painted.

Electrical Systems

Directly above the door opening is a modern ceramic lamp holder, switched at the doorway. Surface mounted PVC-sheathed cable is stapled to the wall and ceiling.

Other Features

A rough wood shelf is mounted at the east end of the closet.

Room 103 – Kitchen

The present room appears to encompass at least three phases of construction. Refer to *Construction Characteristics / Roof Framing*, above. Overall dimensions are about 12'-10" by 22'-4"; the ceiling height slopes from about 9'-3" at the west wall to 6'-10" at the east wall.



Figure 38, Kitchen, Room 103, view toward north.

Flooring

The wood flooring is 3¼" wide tongue-and-groove pine, painted. Laid east– west, the flooring bears directly on the floor joists.

Baseboards

There is no baseboard in the room

Walls

Originally the exterior wall of the main block, the present west wall of the kitchen displays the rough-sawn vertical double-board structure with ¾" by 2¾" battens spaced about 12" on center. The wall separating the Kitchen from Room 104 is of vertical single-board construction with ¾" by 3" battens spaced about 12" on center. At the east and north exterior walls, and at the walls around the bathroom, Room 103A, the present finish is gypsum board.



Figure 39, Kitchen, Room 103, view toward south wall. Door to Room 104 is at right.

Doors

There are five doors opening into Room 103. At the east wall, a 1930s-vintage five-panel door leads to the rear yard; refer to section *Construction Characteristics / Exterior Doors*, above. The edge of the door frame is exposed and without casing. At the west wall, a four-panel door opens into Room 102; refer to *Room 102*, above for description. The frame is trimmed with the same material used for the battens. At the south wall, a similar four-panel door opens into the Bedroom, stepping up 4". Refer to *Room 104*, below for description. The casing is ¾" by 3½" painted wood. At the bathroom, a four-panel door opens into Room 103A; refer to *Room 103A* for description. The edge of the door frame is exposed and without casing. At the south end of the west wall, a narrow, three-panel door opens into Room 101; refer to *Room 101* for description. It is apparent the frame for this door has been crudely fitted to a rough opening in the vertical board wall. The edge of the door frame is exposed and without casing.

Windows

There are two types of windows opening into the Kitchen. Refer to *Construction Characteristics / Windows*, above for description. Both types appear to be salvaged, most likely dating from the expansion of the kitchen in the 1930s. At the north end of the Kitchen, a large, multi-light fixed sash takes up most of the wall. There is no casing around the window opening. The east wall of the kitchen is filled with awning-type sashes. The edges of the window frames are exposed and without casing.



Figure 40, Kitchen, Room 103, view toward east wall.

Crown Molding

There is no trim that could be called a crown

molding in this room. Yet, the top of the gypsum board walls around the bathroom display a $\frac{3}{4}$ " thick painted wood trim to close off the finish to the exposed roof structure.

Ceiling

The exposed roof structure is the ceiling. Refer to the section *Construction Characteristics / Roof Framing*, above for additional description.

Finishes

All floor and wall surfaces, windows and doors are painted. Except for the area at the south end of the room and the rafter tails from the main block, the exposed roof structure is not finished.

Electrical Systems

Mounted to the roof framing above the kitchen area is a porcelain lamp holder with early-twentieth century cloth-sheathed insulated cable. At the middle of the room, a mid-twentieth century Bakelite lamp holder has a mix of cloth-sheathed insulated cable as well as modern PVC-sheathed cable. Also at the middle of the room is a modern ceiling fan with four lamp holders. All wiring is surface mounted with staples to the roof framing. Three surface-mounted switches to the right of the door to Room 102 control all ceiling fixtures. There is one receptacle at the west wall. A 240v dryer receptacle and 240v stove receptacle are located at the east wall. Adjacent to the dryer receptacle is a thru-wall vent. Along the west wall of the kitchen area, adjacent to Bathroom 103A, are three grounded receptacles. An under-counter electric water heater is located at the northwest corner of the kitchen area.

Plumbing Systems

The kitchen sink is a late-twentieth century, double-bowl stainless steel with deck-mounted faucet. Supply lines are $\frac{3}{8}$ " chrome-plated copper connected to PVC at the floor. Waste lines are $1\frac{1}{2}$ " PVC through the floor.

Other Features

A modern formed-laminate countertop with integral backsplash fills the north wall below the fixed window sash, and turns to extend the length of the west wall adjacent to the Bathroom 103A. The countertop is supported on rough 2" by 4" framing. Along the west wall of the kitchen area, adjacent to Bathroom 103A, is a pair of modern wall cabinets. On the west wall to the right of the

door to Room 102 is a set of shelves constructed of rough 1" by 8" boards, painted. To the left of this door is a ghost mark for a similar set of shelves.

Room 103A – Bathroom

This room may have been constructed when the kitchen was expanded in the 1930s, and later remodeled to its present form. Overall dimensions are about 7'-3" by 5'-0", and the ceiling height is about 8'-2".



Figure 41, Bathroom, Room 103A, view toward southeast.

Flooring

The wearing surface is modern sheet linoleum or vinyl, over wood tongue-and-groove flooring.

Baseboards

There is no baseboard in the room.

Walls

Walls are clad in a modern sheet laminate, over gypsum board (assumed). The sections of laminate are separated by vinyl joint strips.

Doors

The door into Room 103A is of solid wood, five-panel stile-and-rail construction, and measures about 30" by 77" by $\frac{7}{8}$ " thick. Similar in character

to the other five-panel door at Room 101, this door is hung on modern hinges and has a reproduction rim lock with keeper and steel knobs. The edges of the door frame are exposed; there is no casing.

Windows

Mounted high on the north wall is a modern aluminum window. Refer to *Construction Characteristics Windows* for a description. The laminate wall finish is installed up to the aluminum frame, and there is no casing.

Crown Molding

The modern crown molding is of unfinished wood, with an ogee profile. The north wall has no crown molding.

Ceiling

The ceiling is unfinished plywood.

Finishes

Flooring is sheet vinyl or linoleum; walls are sheet laminate; ceiling is unfinished plywood. The door and door frame are painted.

Electrical Systems

Lighting for the room is from integrated fluorescent light fixtures on the sides of the wall cabinet, and also from a combination exhaust fan/incandescent light fixture in the ceiling. A triple switch adjacent to the door controls the lighting and the exhaust fan. Grounded electrical receptacles are located in the wall cabinet and on the wall below the cabinet.

Plumbing

Plumbing fixtures include a wall-mounted, porcelain lavatory, a porcelain water closet, and an enameled steel bathtub. All fixtures have chrome-plated fittings and appear to date from the 1970s. All exposed supply piping is chrome plated; waste piping is PVC.

Other Features

The wall-mounted cabinet is enameled steel, with a full mirror and side mounted light fixtures. The interior has two glass shelves and access for electrical wiring.

Room 104 – Southeast Room

This room appears to have originally been a separate structure added to the main block. Overall dimensions are about 12'-1" by 13'-2". The

height of the ceiling slopes from 8'-9" along the west wall of the room to 6'-4" at the east.



Figure 42, Room 104 view toward east wall.

Flooring

The wood flooring is 3¼" wide tongue-and-groove pine, painted. Laid north – south, the flooring bears directly on the floor joists. The floor structure is raised 4" above the rest of the cabin.

Baseboards

There is no baseboard in the room.

Walls

At the west wall, the rough-sawn vertical board and batten structure is exposed; it appears to have been the original exterior finish of the main block. Battens are ⅝" by 2¾", spaced roughly 12" on center. At the south and east walls, the vertical board "box frame" structure is exposed and without interior battens. The walls here are double-board thickness, with boards averaging ⅞" by 11¾" in width. The north wall of the room is of single vertical board thickness, indicating that it may have originally been an interior wall.

Doors

There are three doorways opening into Room 104. The door at the east wall is missing; refer to *Construction Characteristics / Exterior Doors*, above for description. At the west wall, a four-panel door opens into Room 101, stepping down 4". Refer to *Room 101* for description. Casing is ¾" by 2¾" painted wood. At the north wall, the door to Room 103 is four-panel, wood stile-and-rail construction, measuring 32" wide by 80" high by 1⅞" thick. Similar to other four-panel doors in the

cabin, this door style has a date range of common use from the 1880s into the early 1900s. The door is hung on a pair of 3", three-knuckle steel hinges and is missing all lock hardware, knobs, escutcheons and keeper. Hardware probably consisted of a cast-iron rim lock similar to other doors in the cabin. Due to the wall thickness of only 1½", the door frame projects into the room 4". The edges of the frame are exposed and without casing.



Figure 43, Room 104, door to Room 103.

Windows

There are two windows opening into the Bedroom. Both are double-hung, match the other double-hung windows in the main block, and appear to be original to this room. Refer to *Construction Characteristics / Windows*, above. Due to a wall thickness of only 2½", the frames for these windows project 2½" into the room, with the edges of the frames, including the sills, without casing.

Ceiling

The ceiling is the exposed roof structure. On the rafters and sheathing, there is a light-gray wash or stain similar to that at the south end of Room 103.

Electrical Systems

In the center of the ceiling is a modern ceramic

lamp holder which is wired with modern PVC-sheathed cable and switched at the north wall. There is a single non-grounded electrical receptacle at the west wall and one at the north wall.

Plumbing Systems

At the northeast corner of the room is a small wall-hung porcelain-glazed cast-iron lavatory with backsplash. The lavatory is 15" wide by 16" deep with a round bowl. A single nickel-plated faucet is connected to a galvanized supply line. The waste line is missing.



Figure 44, Cast-iron lavatory at Room 104.

Other Features & Finishes

At the southwest corner of the room are two wood shelves, supported on ledgers at both walls.

Character Defining Features

The Mayo Cabin possesses several character defining features, physical elements that are significant and give the building its distinctive character. These features include original design and construction as well as alterations made during the historic period of the house. Character defining features should be retained and preserved. Those identified are:

- The natural, un-landscaped site with natural rock outcroppings.
- The original exterior board-and-batten walls.
- The original engaged porch roof structure.
- The solid wood, paneled doors, exterior and interior.
- The screen door to Room 101, with its turned

and scroll-sawn fretwork.

- The original door hardware with cast-iron rim locks, knobs and escutcheons.
- The original six-over-six light double-hung windows.
- The tongue-and-groove pine flooring.
- The vertical board interior walls.
- The exposed roof framing at the front porch, Room 103 and Room 104.
- The beaded board ceiling in Room 101, and presumably Room 102.
- The wood mantles at both fireplaces, Rooms 101 and 102.
- The enameled cast-iron lavatory in Room 104.

Summary of Physical Conditions

In general, the Mayo Cabin is in fair to poor physical condition. There are several conditions which could lead to further damage and loss of historic fabric if not addressed.

The condition of the floor structure at the south end of the porch and along the south wall of the cabin is questionable, given the lack of adequate clearance to grade. The vertical board wall structure/sheathing along the south wall also exhibits deterioration to lack of clearance. The large hemlock that has been allowed to grow up against the southwest corner of the porch is causing damage to the floor and roof structure of the porch.



Figure 45, South end of Front Porch where hemlock has grown into floor structure.

The mortar joints in the chimney are extremely eroded throughout. The chimney is in need of complete repointing or rebuilding above the roof

line. Condition of the flashing is questionable, although the roof appears to be secure.

The original paneled doors, exterior and interior, appear to be in good or repairable condition with possible exception of decay in the exterior door to Room 103. The five double-hung windows are in various states of deterioration, including missing glass, warped check rails and broken muntins.

To prevent unnecessary water intrusion, vandalism and further loss of historic features, the exterior doorway into Room 104 should be secured, as should all other exterior doors. At Room 104, the entire bottom sash of the south window is missing; this opening needs to be secured.

Ancillary Structures

Mayo Cabin Servants' Quarters

The Servants' Quarters is located behind the Mayo Cabin, about 45 feet to the east. The building is a one-story frame structure with a rectangular footprint measuring about 14'-4" across the front elevation by 20'-4" in depth. The Servants' Quarters faces due west, and is sited on a moderate incline with an elevation drop of about 5 feet from west to east. A low-sloped gable roof extends to the west to engage a small porch. The roofline similarly extends to the east, with a slight change in roof pitch, to encompass a later addition. The building is over an open crawl space, which is partially enclosed with a vertical lattice of wood boards.



Figure 46, Mayo Cabin Servants' Quarters, southwest oblique.

Site Features

Similar to the nearby Mayo Cabin, the immediate site around the Servants' Quarters contains a mix of large evergreen and deciduous trees which lend to the property's character as a mountain retreat. Grading and landscaping around the Servants' Quarters have been kept natural. The building is sited over a rock outcropping, with several of the foundation piers bearing directly on the rocks. Other large rocks are scattered around the perimeter.

Origin and Date of Design

Similar to the Mayo Cabin, the Servants' Quarters may have begun as a set-off house brought up from Elkmont. The Servants' Quarters was constructed about 1920. The shed-roof addition to the rear (east) appears to be an early addition; its actual date is unknown. According to *The Cultural Resources of the Elkmont Historic District*, the present front porch was constructed in 1970; however, the existing porch rafters are true extensions of the main rafters, so this date may only be applicable to replacement of the porch floor system and possibly the columns.

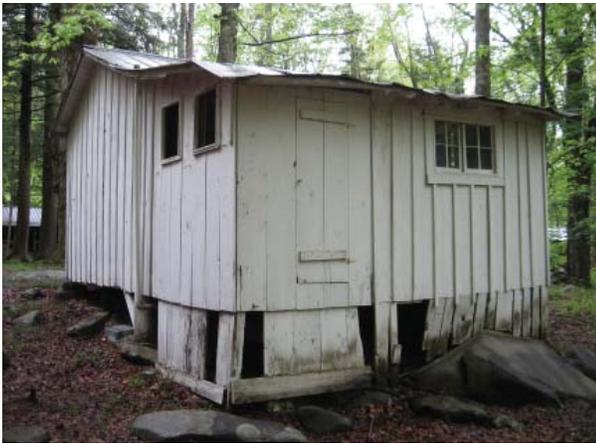


Figure 47, Southeast oblique. The northeast corner (right) bears directly on the rock outcropping. Note the use of locust post piers and wood board underpinning.

Interior Organization

The plan of the Servants' Quarters consists of three rooms, with no passages. The front porch opens into the large, rectangular Room 101 extending the width of the building. From this primary room, a doorway at the south end of the east wall leads into the narrow bathroom 102. From the bathroom, a door at the west end of the north wall leads to

bedroom 103. The bedroom has access to the exterior through a dutch door at the west end of the north wall, leading down a set of concrete steps.

Exterior

A shallow front porch extends about two-thirds the width of the Servants' Quarters and is constructed of rough-sawn dimension lumber. A low-sloped gable roof extends over the porch as well as the addition to the east and is clad with galvanized 5-V crimp roofing panels.

Exterior walls are rough-sawn vertical wood planks, typically with battens at the joints. Window and door casing as well as incidental trim are plain in profile and of rough-sawn lumber.

Exterior entrance doors are of vertical tongue-and-groove boards, battened on the interior. Windows are of two types, wood double hung and casement, with the double-hung sash in the front section of the building and the casement sash in the rear.



Figure 48, Northwest oblique. Note use of vertical wood slat underpinning.

Construction Characteristics

Structural Systems

Foundation and Floor Framing

The Servants' Quarters is supported by stacked stone piers at the high corners (northwest and southwest), together with 12" diameter locust post piers at the northeast and southeast corners and other wood piers at the east wall of the original

structure. The shed addition is supported on 4" by 4" wood piers. The front porch is supported on concrete masonry unit piers.



Figure 49, Detail of locust pier bearing on rock at south wall.

The floor system for Room 101 consists of full 2" by 8" rough-sawn joists spaced 24" on center, clear spanning east-west 12' between 2" by 8" sills. The floor system at the rear shed addition, Rooms 102 and 103, consists of 1½" by 5½" joists spaced 24" on center, clear spanning 14' north-south. The porch floor system consists of nominal 2" by 6" joists, and is a modern replacement.



Figure 50, Crawl space below Room 101, view toward east. Wood slat underpinning and framing for rear addition can be seen in background. The vertical boards in the foreground appear to have been used for shimming out the band joist of the addition from the wall of the original Servants' Quarters. See also Figure 54.

Wall Framing

Similar to the Mayo Cabin, the walls of the Servants' Quarters are constructed without studs, utilizing a vertical plank or "box frame" technique. However, where the plank walls of the Mayo Cabin are double thickness, the walls of the Servants'

Quarters are constructed using only a single layer of ⅞" by 11⅞" rough-surface vertical boards face nailed to the sill or band joist and to a 2" by 4" plate at the rafter bearing. Except for the south and east walls of the bathroom, Room 102, the joints are covered by rough-sawn battens at the exterior. The interior partition separating Rooms 102 and 103 is constructed in similar fashion except that it is of smooth-surfaced boards. The front porch roof structure bears on a 3½" by 3½" beam supported by two 3½" square posts. The posts appear to be modern replacements.

Roof Framing

The exposed front porch rafters are true extensions of the main roof framing and consist of 1¾" by 3¾" rafters spaced about 28" on center. The rafters are bird-mouthed at the wall plate, and bear on the double 2" by 4" plate at the porch columns. Roof sheathing is rough-sawn, ⅞" thick and averages 11⅞" in width.



Figure 51, Roof framing at Front Porch.

In Room 101, the exposed roof framing consists of 1¾" by 3¾" rough-sawn rafters spaced about 28" on center. Below the rafter bearing are three similarly sized collar beams that span the width of the room. Sheathing boards are ⅞" in thickness and vary in width, averaging 11".



Figure 52, Exposed roof framing in Room 101.

At the rear shed addition, the exposed framing consists of 1 $\frac{5}{8}$ " by 3 $\frac{3}{8}$ " rough-sawn rafters spaced about 28" on center. The rafters are fastened to the rafter extensions of the main room. Sheathing boards are $\frac{7}{8}$ " in thickness and vary in width.



Figure 53, Exposed roof framing in Room 103, bedroom.

Utility Systems

Mechanical Systems

There are no existing mechanical heating, ventilating or air conditioning systems in the Servants' Quarters. There is also no fireplace or other source of heat, including any 240v electrical receptacle for a portable electric heater.

Electrical Systems

Electrical service was brought to the Servants' Quarters from the Mayo Cabin via a single line 120v overhead drop to a 60 amp fuse box located on the north wall of Room 101. The extant electrical system is minimal, consisting primarily

of mid-twentieth century cloth-sheathed insulated cable.

Plumbing Systems

The extant plumbing system consists of galvanized iron supply with cast-iron waste piping. The bathroom originally included a lavatory, water closet and possibly a tub. Evidence for the water closet and the tub is based upon the extant cast-iron waste lines which turn up adjacent to the south wall of the room. The flooring in this area has been recently replaced due to water damage; therefore exact placement of earlier fixtures has not been determined.



Figure 54, Galvanized (left) and cast-iron (right) waste lines leading from the bathroom, view toward north. Note the replacement flooring in Room 103, beyond, due to water damage. The band joist for the addition is attached to the original Servants' Quarters at left.

Exterior Features

Front Porch

The Front Porch is an extension of the main roof and measures roughly 10'-0" feet in width by 3'-6" in depth. The open roof structure appears to be original to the Servants' Quarters, although the posts and floor system were apparently replaced in the 1970s. The present porch flooring is $\frac{3}{4}$ " plywood, painted.

Roof and Rainwater Collection

The roof material is 24" wide, 5-V crimp galvanized steel panels capped with a traditional rolled ridge. Similar to the Mayo Cabin, the 5-V configuration implies that the present roof is likely a mid-twentieth century or later replacement. There are no gutters present.

Siding and Trim

Similar to the Mayo Cabin, the vertical board-and-batten siding on the Servants' Quarters is technically the structural wall. Refer to the section *Structural Systems*, above. The vertical joints are covered with $\pm \frac{7}{8}$ " by $2\frac{7}{8}$ " rough-sawn and rough-sawn battens; dimensions vary slightly. At the east and south walls of the bathroom, Room 102, there are no battens covering the joints, allowing blowing rain to enter the room. Exterior trim throughout is plain rough-sawn, $\frac{7}{8}$ " thick boards of various widths.

Exterior Doors

The Servants' Quarters exhibits three types of exterior doors. In addition to the two exterior doors that serve Rooms 101 and 103, there is one odd access door that opens from the east wall of the bathroom, Room 102.



Figure 55, Front door from porch into Room 101.

The entrance door leading from the front porch into Room 101 is of solid wood, vertical tongue-and-groove board construction with horizontal square-edged battens on the interior face. Only on this door, the interior faces of the boards are beaded, and appear to match the size and profile of the ceiling boards used in the Mayo Cabin – $\frac{7}{8}$ " thick by $5\frac{1}{4}$ " wide. The door measures 30" wide

by 79" high by $\frac{7}{8}$ " thick and is hung on a pair of 3", three-knuckle loose-pin hinges. Lock hardware consists of a cast-iron rim lock with steel knobs and escutcheons; the cast-iron keeper is missing. The wood, three-part screen door was mounted on early-twentieth century cast-iron spring hinges, but has been removed and stored in Room 101. Exterior casing is rough-sawn, $\frac{7}{8}$ " by $3\frac{1}{4}$ ".

The exterior door that leads into Room 103 is similarly of solid wood, vertical tongue-and-groove board construction with horizontal square-edged battens on the interior face. However, the boards used to construct this door appear to be flooring boards and are not beaded. The door measures 30" wide by 78" high by $\frac{7}{8}$ " thick and is cut at the center into two halves as a Dutch door. Each half of the door is hung on a pair of 4" steel strap hinges, and secured with an early-twentieth century surface-mounted barrel bolt, the only lock. A crudely constructed screen door is hung on spring hinges and fastens with a hook-and-eye. Casing is rough-sawn, $\frac{7}{8}$ " by $3\frac{3}{8}$ ".

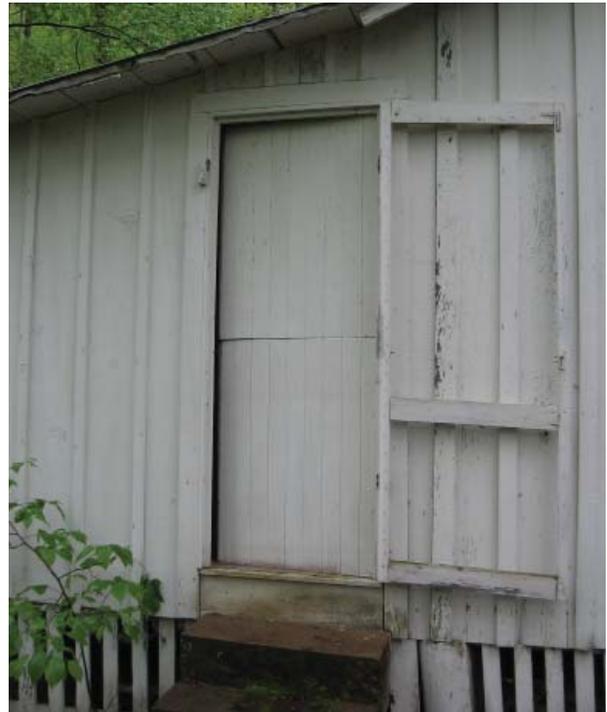


Figure 56, Dutch door opening into Room 103.

At the east wall of the bathroom, Room 102, an odd board-and-batten access door appears to have been cut directly out of the wall boards. Measuring $22\frac{1}{2}$ " wide by $67\frac{1}{2}$ " high by $\frac{7}{8}$ " thick, the door is hung on a pair of 4" steel strap hinges and fastened with a hook-and-eye. Apparently a later alteration,

its original purpose is unknown but may have allowed additional ventilation into the bathroom at the tub area (Figure 47.)

Windows

The Servants' Quarters exhibits a total of five windows, divided into two window types. At Room 101, the two six-over-six light wood double-hung windows appear to be original to this room. Measuring 34½" in width by 54½" in height by 1" thick, the windows are similar to those in the Mayo Cabin; however, the joints are fastened with steel pins instead of wood pegs. No locks or other hardware were observed. Casing is rough-sawn, ⅞" by ¾".



Figure 57, Double-hung window at north wall of Room 101.



Figure 58, Paired casement windows at Room 103.

The casement windows appear to be original

to the rear addition. Each wood four-light sash measures 20½" in width by 23 to 24½" in height by 1" thick and is hung on a pair of 3", five-knuckle steel hinges and secured with a surface-mounted steel cabinet lock or bolt. Casing on the pair of windows at Room 103 is rough-sawn, ⅞" by ¾". The windows at Room 102 have no exterior casing.

Early Design Elements

Exterior Elements

Some of the significant early design elements found on the exterior of the Servants' Quarters include:

Wood Foundation Piers and Underpinning

The use of locust post piers and wood slat underpinning is characteristic of vernacular cabins from the early-twentieth century.

Board-and-Batten Siding

The structural, vertical-board rough-sawn siding with regularly spaced battens sheaths all exterior surfaces of the Servants' Quarters. The construction method and appearance is similar to that of the Mayo Cabin.

Exterior Trim

Typically, the exterior trim is of rough-sawn plank boards that measure ⅞" by 5¼" and ⅞" by ¾".

Tongue-and-Groove Battened Doors

The plain, solid doors constructed of milled tongue-and-groove flooring or ceiling boards and fastened together with horizontal battens are characteristic of the doors traditionally used in modest cabins and outbuildings.

Double-Hung Windows

The original double-hung windows at Room 101 match the original windows in the Mayo Cabin.

Exterior Door and Window Casing

At the original and early doors and windows, the exterior casing is typically of rough-sawn nominal 1" boards, in widths commonly available in the early-twentieth century period.

Open Porch

The open porch is engaged with the main roof structure, and provides a sheltered transition from

the exterior to the interior spaces in keeping with other cabins in the district.

Interior Elements

Some of the significant early design elements found on the interior of the Servants' Quarters include:

Vertical Board Walls

The structural, vertical-board walls are similar in construction method and appearance to the original walls of the Mayo Cabin.

Flooring

All flooring is of 2¼" or 3¼" tongue-groove-pine, unfinished, and is similar to the flooring used in the Mayo Cabin.

Tongue-and-Groove Battened Doors

The plain, solid doors constructed of milled tongue-and-groove flooring or ceiling boards and fastened together with horizontal battens are characteristic of the doors traditionally used in modest cabins and outbuildings.

Description by Room

Room 101 – West Room

The west room measures about 12'-0" by 14'-2". Ceiling height slopes from 7'-11" at rafter bearing to 10'-8" at the peak.



Figure 59, Room 101, view toward north.

Flooring

The original flooring is tongue-and-groove pine, random width 2¼" or 3¼" wide by 7⁄8" thick. The flooring is laid north-south, bearing directly on the floor joists.

Baseboards

There are no baseboards or other significant wall trim in the room.

Walls

The interior walls were originally exposed vertical board structure. The current finish is a 1⁄8" thick composition paneling, installed directly over the original boards.

Doors

At the north end of the west wall, a tongue-and-groove battened door leads to the front porch; refer to section *Construction Characteristics / Exterior Doors*, above. Since the exterior wall thickness is only 1¾" (including the batten thickness), the door frame projects over 3" into the room. The door frame is anchored to a 3" by 5" structural jamb and trimmed with 7⁄8" by 3¼" painted casing.



Figure 60, Door to front porch, showing projection of frame into Room 101.

Connecting Room 101 with 102 and Room 102 with 103 are doors of solid wood, vertical tongue-

and-groove board construction with horizontal square-edged battens on one face. Measuring 26½" wide by 78" high by ⅞" thick, the doors are hung on a pair of 4" steel strap hinges, secured only with a hook-and-eye; no other hardware is used. The detailing and construction of the door frame and casing at these doors is elegant in response to the physical requirements of supporting a solid door in a thin partition. Since the partition is only 1" thick, a ⅞" by 3¼" casing is applied to both sides of the board partition, and the door frame then fastened to the thickened assembly. The edges of the door frame are exposed, with a stop applied on top of the frame.



Figure 61, Door from Room 101 to Room 102.

Windows

There are two windows opening into Room 101. Both are double-hung, and appear to be original to the original structure. Refer to *Construction Characteristics / Windows*, above. Due to a wall thickness of only 1¾", the window frames project over 4½" into the room, and are untrimmed.

Crown Molding

A 2" by 4" bearing plate at the top of the walls fastens the vertical wall boards together. Although not intended as a decorative crown molding, the plate is painted to match other trim in the room (Figure 52)

Ceiling

The ceiling consists of the exposed roof rafters and sheathing. Refer to the section *Construction Characteristics / Roof Framing*, above for more detailed information (Figure 52).

Finishes

The pine floors are worn and dirty and appear to have been originally unfinished. The exposed board walls display a grayish-white wash or stain, as does the roof sheathing. The entrance door, windows, window casing and frames are painted. The door to Room 102 is unfinished. Walls are covered with a modern ⅞" thick composition paneling.

Electrical Systems

In the center of the ceiling is a mid-twentieth century un-switched Bakelite lamp holder with pull chain. Mid-twentieth-century vintage cloth-sheathed insulated cable is surface mounted to the wall surfaces and framing with staples. There are no other electrical receptacles in the room.

Room 102 – Bathroom

The bathroom, which also serves as passage to the bedroom, measures 8'-1" by 4'-8". The ceiling height slopes from 7'-8" at the west wall to 6'-2" at the east.

Flooring

The flooring is tongue-and-groove pine, 3¼" wide, unfinished. The flooring is laid east-west, bearing directly on the floor joists. At the south side of the room, about one-third of the flooring has been replaced in-kind, erasing evidence of the locations of the water closet and tub or shower.

Baseboards

There are no baseboards or other significant wall trim in the room.

Walls

The wall finish is the exposed vertical board structure, unfinished. Except for the interior west wall, there are no battens over the joints in the boards.

Baseboard & Other Wall Trim

There are no baseboards or other significant wall trim in the room.

Doors

Two identical doors open from the bathroom into Room 101 and Room 103. Both are vertical tongue-and-groove board doors. Refer to the description under *Room 101*, above.



Figure 62, Bathroom, 102, view toward west. Note that battens have been removed on the original exterior east wall of the Servants' Quarters, as seen by the paint lines.



Figure 63, Detail of casing at interior door.

Windows

There are two windows opening into Room 102. Both are casement sash, and appear to be original to this wing of the Servants' Quarters. Refer to *Exterior Features / Windows*, above. Similar in construction to the interior doors, a $\frac{7}{8}$ " by $3\frac{3}{8}$ " wood casing is applied to the board wall, with the window frame fastened to the thickened assembly. The edges of the window frame are left exposed.

Ceiling

The ceiling consists of the exposed roof rafters and sheathing. Refer to *Construction Characteristics / Roof Framing*, above.

Finishes

All floor, wall and ceiling surfaces, doors, windows and trim are unfinished.

Electrical

In the center of the ceiling is a mid-twentieth century un-switched Bakelite lamp holder with pull chain. Mid-twentieth century vintage cloth-sheathed insulated cable is surface mounted to the wall surfaces and framing with staples. There are no other electrical receptacles in the room.

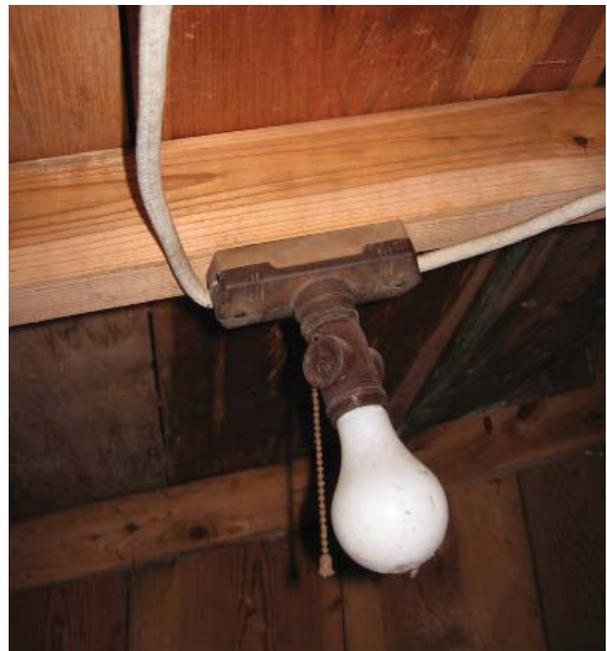


Figure 64, Mid-twentieth century Bakelite lamp holder.

Plumbing

On the west end of the south wall is an enameled cast-iron, wall-hung lavatory with backsplash. It measures 18" wide by 16" deep. The nickel-plated

faucet has been removed, but is stored in the room (Figure 62). Adjacent to the lavatory and below the window was the water closet, as indicated by drain pipes beneath the building, which has been removed. Separated from the water closet by a narrow board partition, a tub or shower took up the east end of the room.

Room 103 – Bedroom

The bedroom measures 8'-2" by 9'-6". Similar in character to the bathroom, the ceiling height slopes from 7'-8" at the west wall to 6'-2" at the east.



Figure 65, Bedroom, 103, view toward north.

Flooring

The flooring is tongue-and-groove pine, 3¼" wide, unfinished. The flooring is laid east-west, bearing directly on the floor joists. At the north side of the room, about 16 square feet of water-damaged flooring has been replaced in-kind.

Walls

The wall finish is the exposed vertical board structure, unfinished. Except for the west wall, originally the exterior wall of the cabin, there are no battens over the joints in the boards.

Baseboards

There are no baseboards or other significant wall trim in the room.

Doors

Two tongue-and-groove battened doors open into Room 103. For the door to Room 102, refer to the description under *Room 101*, above. For the exterior dutch door, refer to *Exterior Features / Doors*, above.

Windows

The pair of windows opening into Room 103 are casement sash, and appear to be original to this wing of the Servants' Quarters. Refer to *Exterior Features / Windows*, above. Similar in construction to the interior doors, a 7/8" by 3 5/8" wood casing is applied to the board wall, with the window frame fastened to the thickened assembly. The edges of the window frame are left exposed.



Figure 66, Bedroom, 103, view toward east.

Ceiling

The ceiling consists of the exposed roof rafters and sheathing. Refer to *Construction Characteristics / Roof Framing*, above.

Finishes

All floor, wall and ceiling surfaces, doors, windows and trim are unfinished.

Electrical

In the center of the ceiling is a mid-twentieth century un-switched Bakelite lamp holder with pull chain. Mid-twentieth century vintage cloth-sheathed insulated cable is surface mounted to the wall surfaces and framing with staples. There are no other electrical receptacles in the room.

Character Defining Features

The Mayo Cabin Servants' Quarters possesses several character-defining features, physical elements that are significant and give the building its distinctive character. These features include original design and construction as well as alterations made during the historic period of

the house. Character defining features should be retained and preserved. Those identified are:

- The natural, un-landscaped site with rock outcroppings.
- The stone and locust post foundation piers.
- The original exterior board-and-batten walls.
- The original engaged porch roof structure.
- The tongue-and-groove, battened doors, exterior and interior.
- The original six-over-six light double-hung windows.
- The four-light casement windows.
- The tongue-and-groove pine flooring.
- The vertical board interior walls.
- The casing detail on the interior doors.
- The exposed roof structure on the interior.
- The original front door hardware with cast-iron rim lock, knobs and escutcheons.
- The enameled cast-iron lavatory.



Figure 67, Cast-iron rim lock with steel knobs at front entrance door.

Summary of Physical Conditions

In general, the Mayo Cabin Servants' Quarters is in fair physical condition. However, there are several conditions which could lead to further damage and loss of historic fabric if not addressed.

The locust post piers show signs of decay at the bottom; the north pier has shifted laterally. The vertical board wall at the northwest corner is in contact with the rock pier and retaining wall, and exhibits signs of decay along the bottom edge. The apron board behind the concrete steps at door D2 shows signs of decay. Several of the trim

and fascia boards around the edge of the roof are decayed. The plywood covering the porch floor is showing signs of decay. The lack of battens on the exterior walls surrounding Room 102 is allowing blowing rain to enter the building. The section of roof sheathing above the partition between Room 102 and Room 103 and at the southeast corner of Room 102 had been damaged earlier by falling branches, causing leaking which lead to deterioration of the flooring and the bottom edge of the partition. Repairs have been made to the floor, and there is no evidence of recent leaking; however, the roof sheathing and metal roof are damaged and require additional repair.



Figure 68, Damage to roof sheathing over partition between Room 102 and Room 103.

The doors appear to be in good condition throughout, but need to be secured. All window sash exhibit weathering and require a water repellent preservative and/or paint to forestall further decay. Deterioration is atypical, and includes a warped meeting rail on the window at the north wall of Room 101, a broken horizontal muntin on the casement window in Room 102, and a missing sash in Room 102.

II.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. However, the subsequent listing of the Elkmont Historic District in the National Register of Historic Places led to a reconsideration of these properties and the issuance in late 2008 of a Memorandum of Agreement (MOA) between the National Park Service, the Advisory Council on Historic Preservation and the Tennessee State Historic Preservation Office. This MOA provides for the retaining of nineteen buildings in the Elkmont Historic District, sixteen of which, including the Mayo Cabin (and its Mayo Servants' Quarters), are in the core Daisy Town portion of the district.

This agreement also specifies the appropriate treatment for the Mayo Cabin (and the Mayo Servants' Quarters) and the other fifteen designated Daisy Town properties. It states "the exterior... will be restored and the interior rehabilitated." In addition, "contributing cultural landscape features will be preserved (i.e. stone walls and paths)..."

Keeping in mind these stipulations as to treatments, while recognizing the importance of modifications over time that reflect the changing values of Americans at leisure, coupled with the general scarcity of collected iconographic images, documentary information and oral traditions which can clarify the building's evolution, it is recommended that a relatively late restoration date for the exterior be chosen and the interior rehabilitation reflect this choice. Thus, the accumulated building fabric is retained and is available for later reassessment of treatment options as missing gaps of information become known through additional research.

Accordingly, the Recommended Ultimate Treatment includes the restoration of the exterior to its circa 2005 appearance (prior to stabilization) and the rehabilitation of the interior to its current appearance but in good repair. In the event that subsequent research provides a clearer picture of the property in an earlier era, a reassessment of treatment may occur and another restoration date selected. It is further recommended that the current mechanical and electrical systems be disconnected and retained in place for interpretive purposes; a new electrical system of limited scope for house and site should be installed for security and emergency lighting. It is further recommended that interior use of the Mayo Cabin (and Mayo Servants' Quarters) by the public be limited to daytime visitation only.

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.
- Broadens the public's educational experience by retaining character-defining architectural features spanning the building's history.
- Allows the upgrading of utilities, such as the electrical system, while retaining character-defining, but non-functional, historic features, such as plumbing fixtures.
- In the current absence of evidence of missing early designs, such as lighting fixtures, provides flexibility in the design of replacements.
- Allows the flexibility of closing off from public access entire rooms, groups of rooms or the entire house interior in accordance with park administrative capabilities.

- Retains flexibility for future park decisions regarding treatment and interpretation to coincide with the results of additional research and investigation.
- Constitutes cost-effective treatments of the exterior and the interior.

This approach would have the following disadvantages:

- Incurs the cost of designing, installing and maintaining fire-detection, intrusion-detection and emergency lighting systems.

II.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. The "Memorandum of Agreement Re. Environmental Impact Statement and General Management Plan Amendment, Great Smoky Mountains National Park" 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 amending Memorandum of Agreement states "...eighteen contributing and one non-contributing building will be retained." Further, of the eighteen retained buildings the "exterior of the sixteen buildings in Daisy Town will be restored and their interiors rehabilitated." The Mayo Cabin together with its Mayo Servants' Quarters is one of the sixteen designated buildings.

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.

II.C Alternatives for Treatment

In addition to the Recommended Ultimate Treatment discussed in Section II.A above, an alternative treatment is discussed below.

Alternative #1: Restore the exterior to its circa 1920 appearance and rehabilitate the interior to a state of good condition.

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 benefit by restoring one of the earliest cabins of the historic district to an early appearance.
- Expands the public’s educational experience by focusing on an important but under-represented epoch in the district’s history, its early years of formation.
- Enhances the public’s experience by presenting the building itself as an important cultural resource.
- Broadens the public’s educational experience by reconstructing the cabin’s character-defining architectural features of its earliest historical period.
- Allows the flexibility of closing off from public access entire rooms or groups of rooms for secure storage or other-purpose areas.

- Allows the introduction of modern, code-compliant architectural elements, such as handrails at stairs and porches, to improve the safety of public visitation.

This approach would have the following disadvantages:

- In the known absence of significant documentary evidence, requires extensive investigation of the building fabric to determine the cabin’s evolutionary process.
- The apparently short time spans between remodelings and the similarity among building materials in each remodeling, makes investigation difficult and likely will require some speculation.
- Requires the removal of character-defining architectural features such as the east exterior wall of the kitchen.
- Diminishes the public’s educational experience by limiting the character-defining architectural features to just those of the earliest period of use as a family vacation cabin.
- Requires a significant outlay of funds to pursue the investigations according to commonly accepted professional standards.

II.D Recommendations

The Recommended Ultimate Treatment for the Mayo Cabin and the Mayo Servants' Quarters includes the restoration of the exteriors to their circa 2005 appearances, and the rehabilitation of their interiors.

The circa 2005 restoration date is recommended because it predates the temporary stabilization repairs that are currently in place. This relatively late date was also chosen because compliance retains the majority of changes that have occurred since original construction on this site, thus providing a broad picture of the evolution of the property.

To provide maximum flexibility for future treatment and interpretation, it is further recommended that a very conservative approach be taken in retaining in place and preserving even the small and apparently minor character-defining features. This approach applies to not just the two historic buildings but also the cultural landscape of the site.

The purpose of this section is to provide park personnel with information that will assist in preparing a strategy for the repair and subsequent maintenance of the property.

The drawings of *Appendix B. Repair & Maintenance: Schematic Plans* are intended to work in unison with these Repair Notes by providing an indication of approximate location and scope of some repairs. While construction notes and schematic plans are helpful for planning and cost-estimating purposes, and in some instances may be sufficient to implement satisfactory remedial actions, they are not a substitute for construction documents.

Actions to Achieve Recommended Ultimate Treatment

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

The Site

- Conduct archaeological survey to identify resources that might be affected by ground-disturbing site activities.
- Record to Historic American Buildings Survey (HABS) Standards those elements which may be dismantled, even partially, as part of the repair process.
- Hand rake regularly to remove small-sized decayed vegetative matter such as leaves, fallen small limbs, and dead plants.
- Hand remove larger decayed vegetative material such as fallen limbs and branches.
- Prevent vegetative matter from collecting where it will keep building material wet.
- Trim overhead dead limbs and cable weak limbs, etc. that appear most likely to fall in a storm.
- Remove regularly small saplings that appear within five feet of the building perimeter.
- Monitor growth of adjacent trees periodically, assess damage to structures directly (roots, limbs, etc.) or indirectly (blocked site drainage, etc.), and prune or remove as necessary to alleviate damage.
- Periodically survey for damaged masonry site features. Locate missing stones and either re-secure or label and store in a safe place for later reinstallation.
- Reinstall displaced stones using a mortar mix that has similar visual and performance characteristics; the mix may vary from site to site or even within a site.
- Keep masonry features intact wherever possible rather than dismantling and reconstructing.

- Give highest priority to repairing site features that provide a measure of safety, such as the retaining wall along the east perimeter of the site that defines the edge of the ravine, walkways, and steps.
- Stabilize in current state and make weather tight those damaged site features not scheduled for immediate restoration or reconstruction.
- Establish positive drainage away from the Mayo Cabin site in conjunction with site drainage for adjoining properties, primarily the Addicks Cabin and the Trentham Cabin.
- Reuse the historic culvert shared with the Addicks Cabin property.
- The site is not wheelchair accessible.
- Repoint chimney stack using compatible mortar as would for site features and other masonry as described above.
- Discretely install hardware mesh at top of chimney to discourage entry by bats, birds and other animals.
- Replace in-kind the 5-V roofing giving special care for flashing at chimney. Replace gutters and downspouts.
- Disconnect, label and retain in place, for safety and interpretive purposes, unused elements and remnants of the cabin's early electrical and plumbing systems. Remove visually incongruous modern elements, such as PVC pipes. Place interpretive signage identifying remnants. Identify all fixtures as being non-functioning.
- To minimize the potential for fire caused by electrical malfunction, redesign and install for cabin and site a new electrical system of limited scope for security and emergency lighting.
- Place new electrical panel in a secure location.
- Provide for an evening disconnect to cabin except for security systems.
- Install fire and intrusion detection systems.

Mayo Cabin

- Investigate condition and stabilize/reconstruct any damaged portions of the masonry foundation walls and piers.
- Provide positive drainage away from the building.
- Evaluate possibility of lowering grade at south side of building while establishing positive drainage away from building or install French drain.
- Remove large hemlock tree immediately south of the cabin to improve drainage and minimize threat of damages from falling limbs.
- Make weather tight the exterior siding. Tighten elements to remove gaps between individual elements, caulk, spot prime and repaint.
- Repair the east elevation exterior door and associated flooring and framing.
- Make weather tight all exterior doorways and window units. Make tight the trim, caulk seams, reglaze windows, spot prime and repaint.
- Provide functional locking mechanisms at exterior doorways in order to secure building as needed. Reuse existing locks when feasible; if reuse not feasible, be nondestructive and apply new rim lock as opposed to installing mortise lock. Retain early lock for interpretive purposes, even if no longer functional.
- Remove large hemlock at the southwest corner of the front porch.
- Repair in-kind the porch as needed; spot prime and repaint the front porch.
- As per *International Building Code*, there are no changes in grade from yard to house significant enough to warrant the addition of a handrail.

The Mayo Servants' Quarters

- Investigate condition and make Dutchman repairs to severely damaged (50% or greater loss of mass) portions of wood piers. If post repaired, reuse same stone base making certain that top of stone provides positive slope for drainage.
- Make weather tight the exterior siding. Tighten elements to remove gaps between individual elements, caulk, spot prime and repaint.
- Make weather tight exterior door and window units. Make tight the trim, caulk seams, reglaze windows as needed, spot prime and repaint.
- Provide functional locking mechanisms at exterior doorways in order to secure building as needed. Reuse existing locks when feasible; if reuse is not feasible, be nondestructive and apply new rim lock as opposed to installing mortise lock. Retain early lock for interpretive purposes, even if no longer functional.
- Add gutters and downspouts.
- Disconnect, label and retain in place, for safety and interpretive purposes, unused elements and remnants of the cabin's early electrical and plumbing systems. Remove visually

incongruous modern elements, such as PVC pipes. Place interpretive signage identifying remnants. Identify all fixtures as being non-functioning.

- To minimize the potential for fire caused by electrical malfunction, redesign and install for cabin and site a new electrical system of limited scope for security and emergency lighting.
- Place new electrical panel in a secure location.
- Provide for an evening disconnect to cabin except for security systems.
- Install fire and intrusion detection systems.

General

- Perform analyses of exterior and interior paint and finishes for reference in developing park interpretive programs.
- Given the richness of site features, prepare a Cultural Landscape Report (CLR) for the Elkmont Historic District. Incorporate results into park maintenance and interpretive programs.
- Periodically review visitation and use policy in light of benefits to the public, risk to the resource and capacity of the park to administer.

Appendix A:

Documentation Drawings:

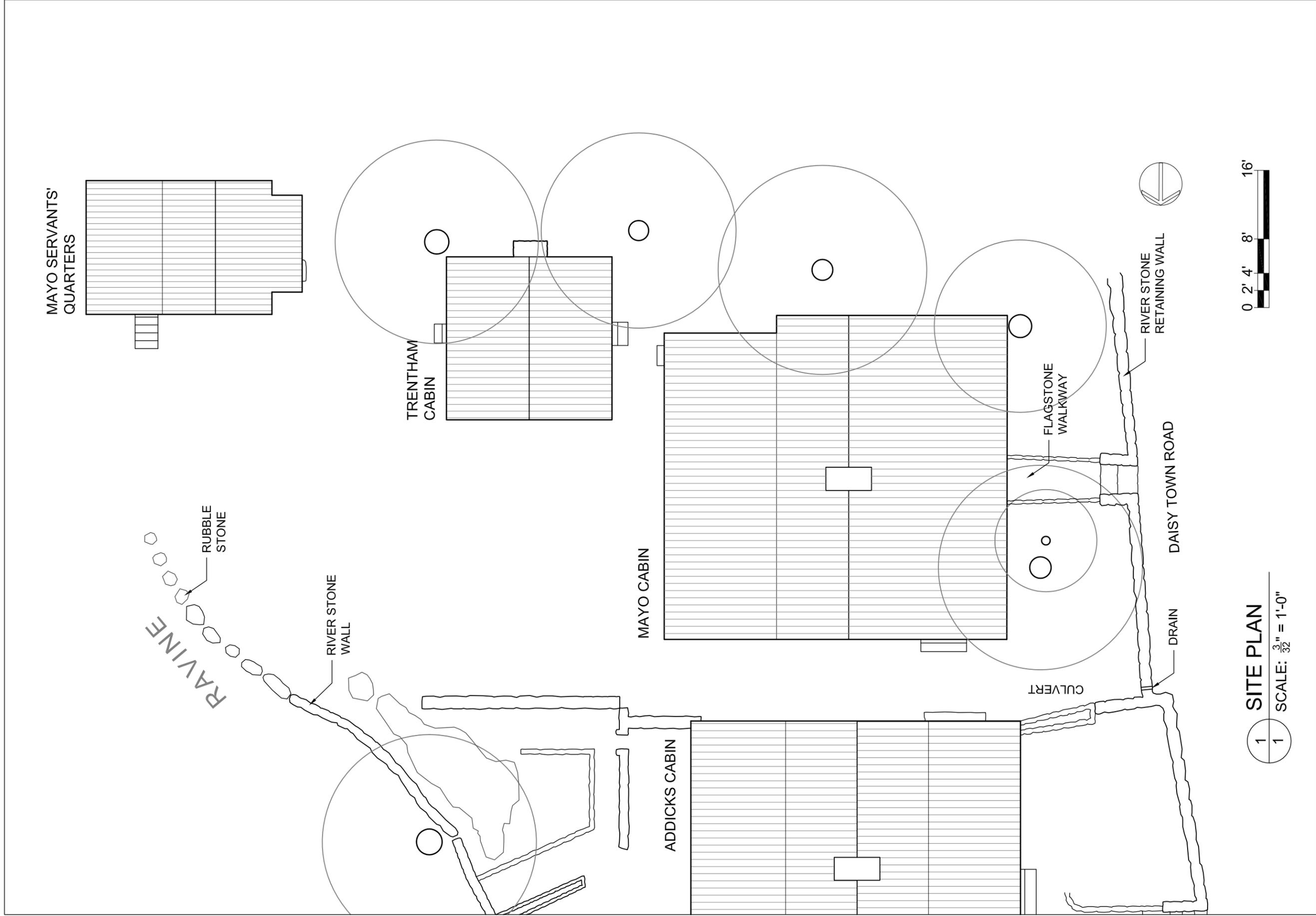
As-Found

Sheet 1: Site Plan

Sheet 2: Mayo Cabin Floor Plan

Sheet 3: Mayo Servants' Quarters Floor Plan

Sheet 4: Millwork Details



1
1
SITE PLAN
SCALE: $\frac{3}{32}$ " = 1'-0"

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MAYO CABIN & SERVANTS' QUARTERS
GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

DATE:
05.01.2010

BY:
JKO
RLM

SCALE:
 $\frac{3}{32}$ " = 1'0"

APPENDIX A:
AS FOUND
SHEET

A-1



1 MAYO CABIN FLOOR PLAN
 2 SCALE: $\frac{3}{16}$ " = 1'-0"



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 ELKMONT HISTORIC DISTRICT
 SEVIER COUNTY, TN

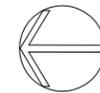
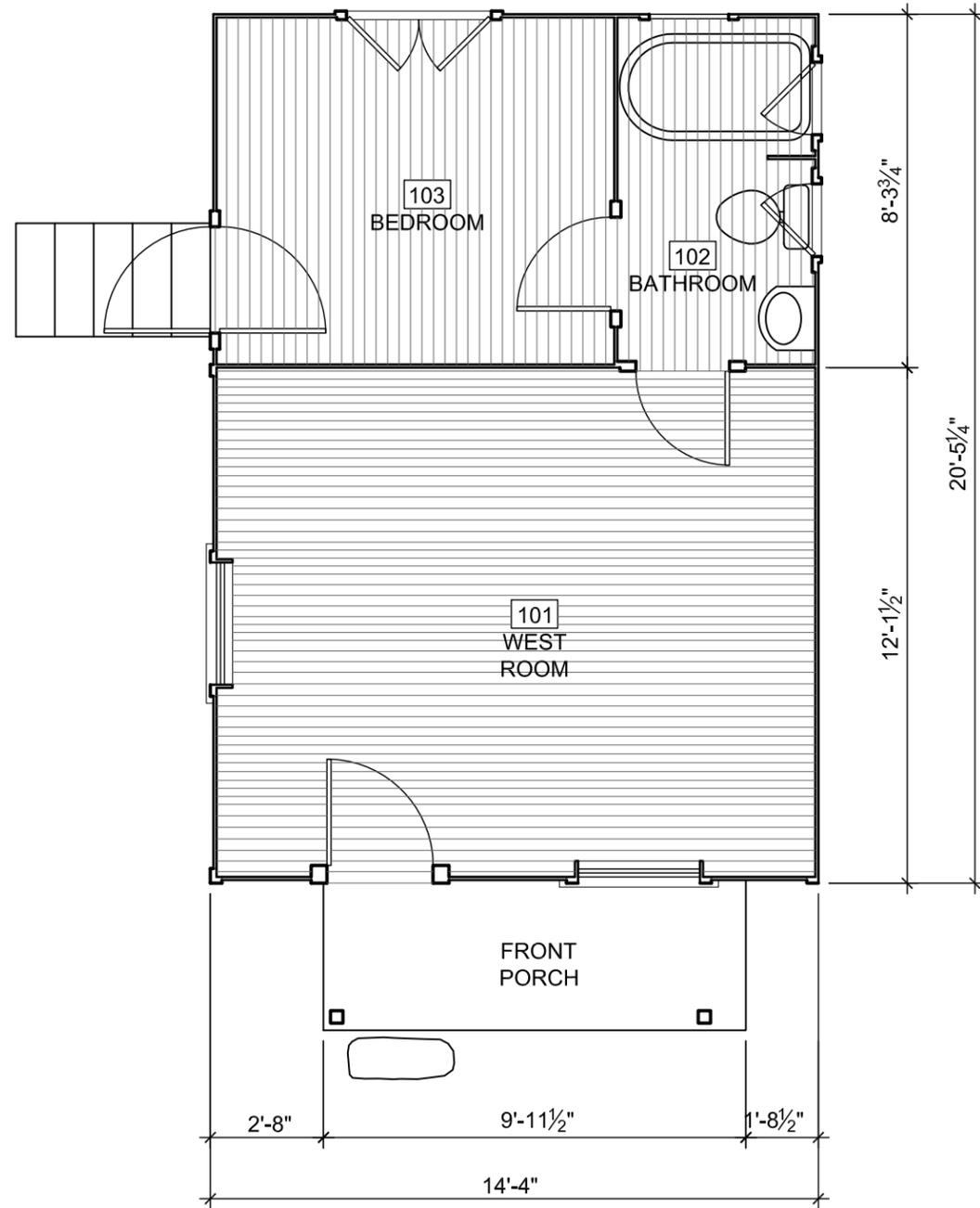
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APPENDIX A:
 AS FOUND
 SHEET

A-2



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1

SERVANTS' QUARTERS FLOOR PLAN

SCALE: 1/4" = 1'-0"

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MAYO CABIN & SERVANTS' QUARTERS
GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

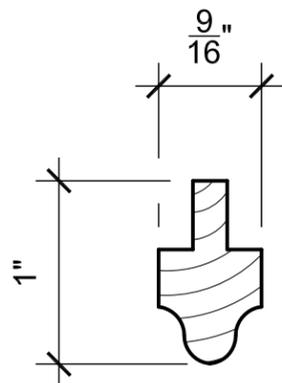
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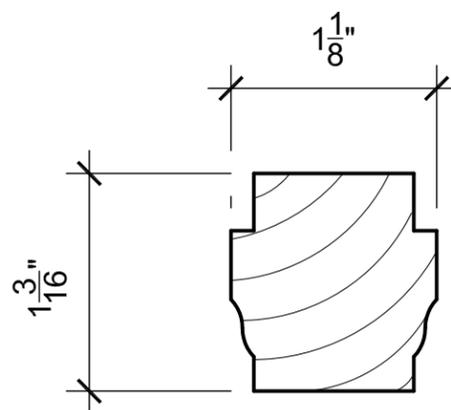
APPENDIX A:
AS FOUND
SHEET

A-3



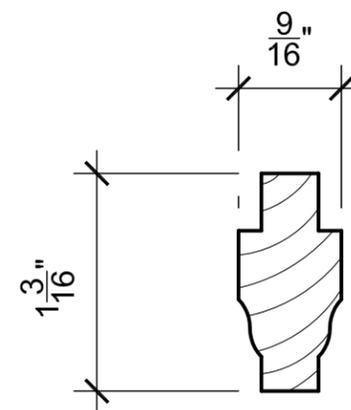
TYP. C. 1910
WINDOW MUNTIN
@ MAYO CABIN

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4
SCALE: FULL SIZE



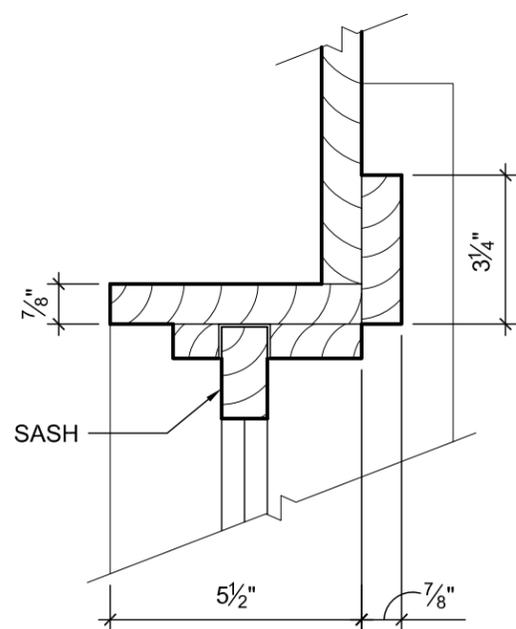
TYP. C. 1920 WINDOW
MUNTIN (VERTICAL)
@ SERVANTS' QUARTERS

2
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SCALE: FULL SIZE



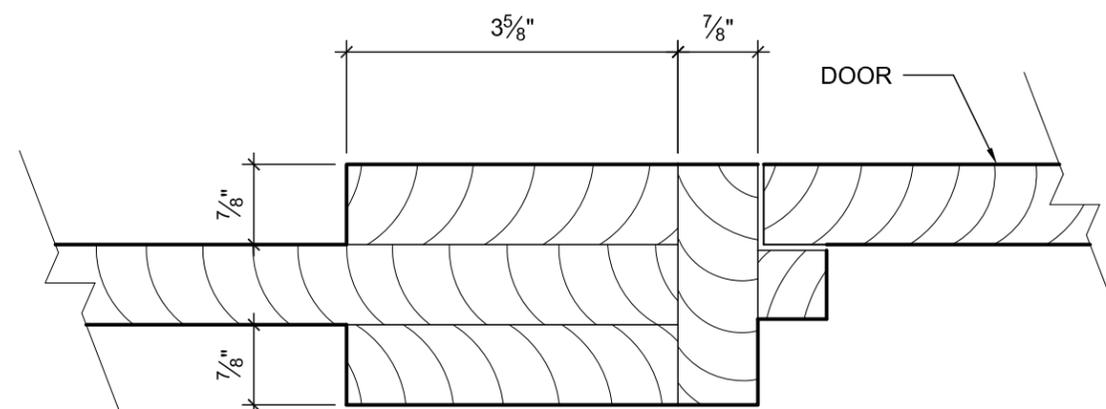
TYP. C. 1920 WINDOW
MUNTIN (HORIZONTAL)
@ SERVANTS' QUARTERS

3
4
SCALE: FULL SIZE



WINDOW JAMB @ MAYO CABIN
& SERVANTS' QUARTERS

4
4
SCALE: 3"=1'-0"



DOOR CASING
@ SERVANTS' QUARTERS

5
4
SCALE: 6"=1'-0"

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ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

DATE:
05.01.2010

RECORDED BY:
JKO
RLM

SCALE:
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APPENDIX A:
AS FOUND
SHEET

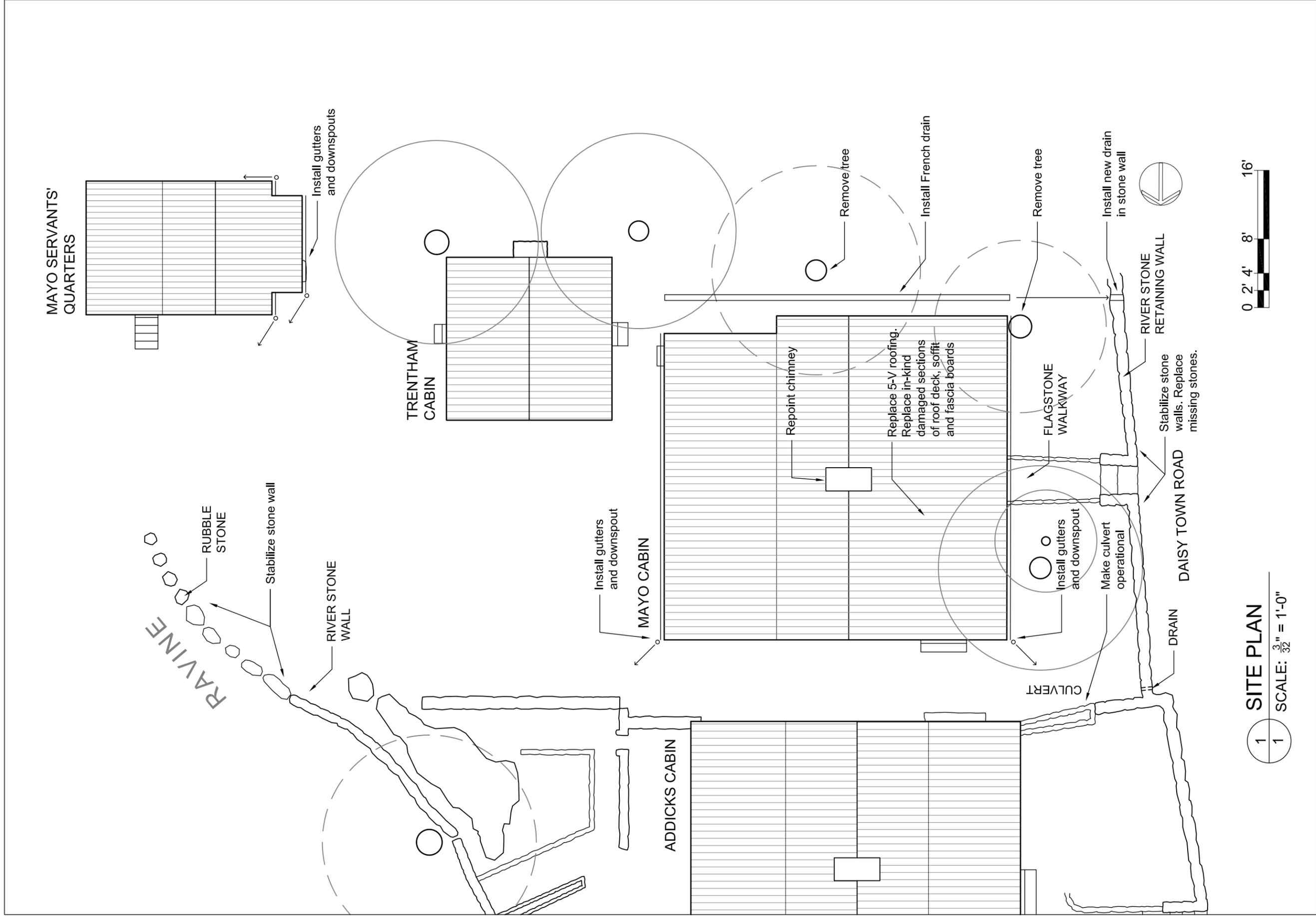
A-4

Appendix B: Repair & Maintenance: Schematic Plans

Sheet 1: Site Plan

Sheet 2: Mayo Cabin Floor Plan

Sheet 3: Mayo Servants' Quarters Floor Plan



1 1
SITE PLAN
 SCALE: $\frac{3}{32}$ " = 1'-0"

MAYO CABIN & SERVANTS' QUARTERS
 GREAT SMOKY MOUNTAINS NATIONAL PARK
 ELKMONT HISTORIC DISTRICT
 SEVIER COUNTY, TN

DATE:
 08.31.2010
 BY:
 JKO
 RLM
 SCALE:
 $\frac{3}{32}$ " = 1'0"

APPENDIX B:
 REPAIR &
 MAINTENANCE
B-1

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ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

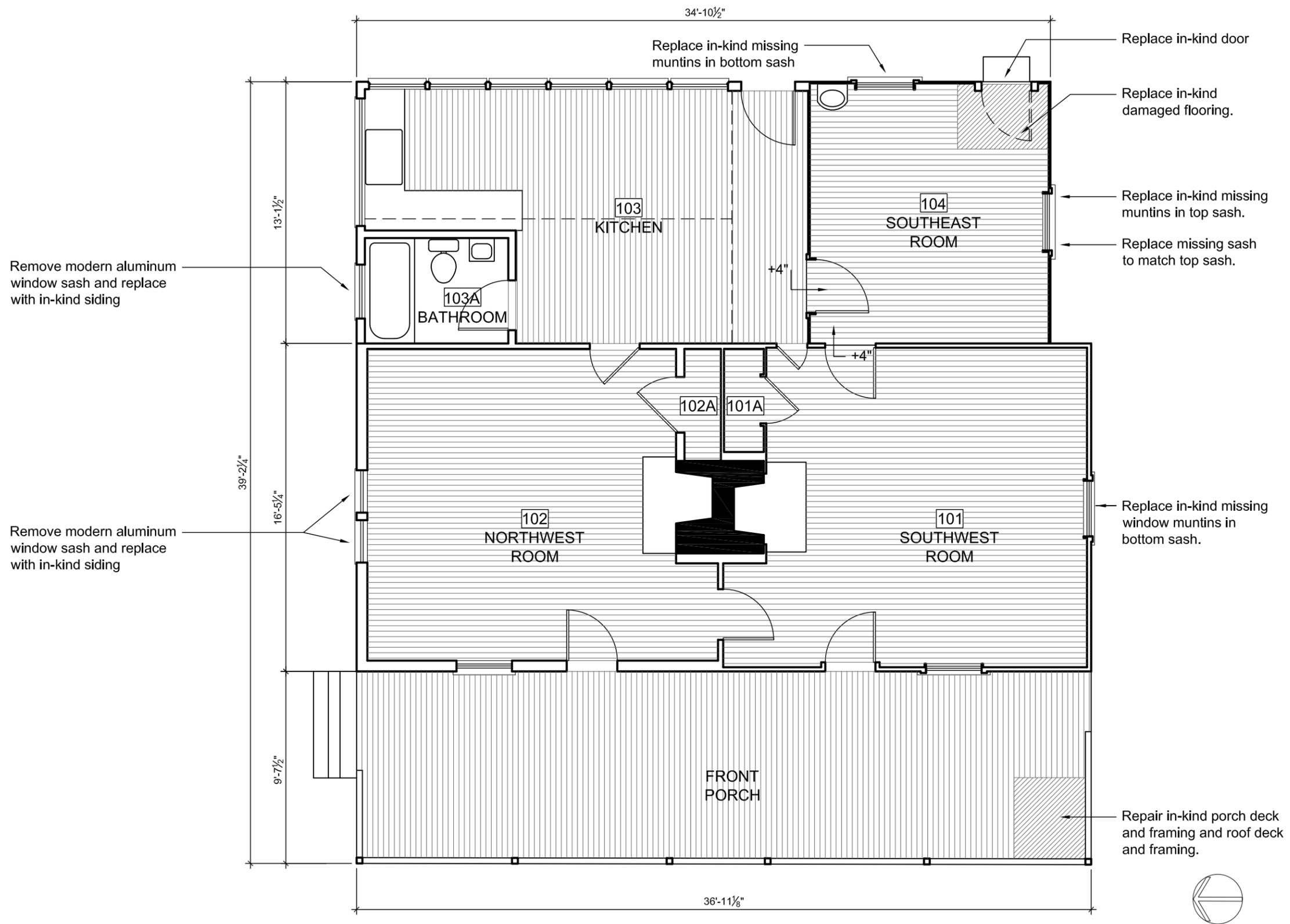
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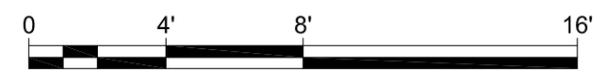
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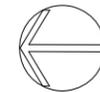
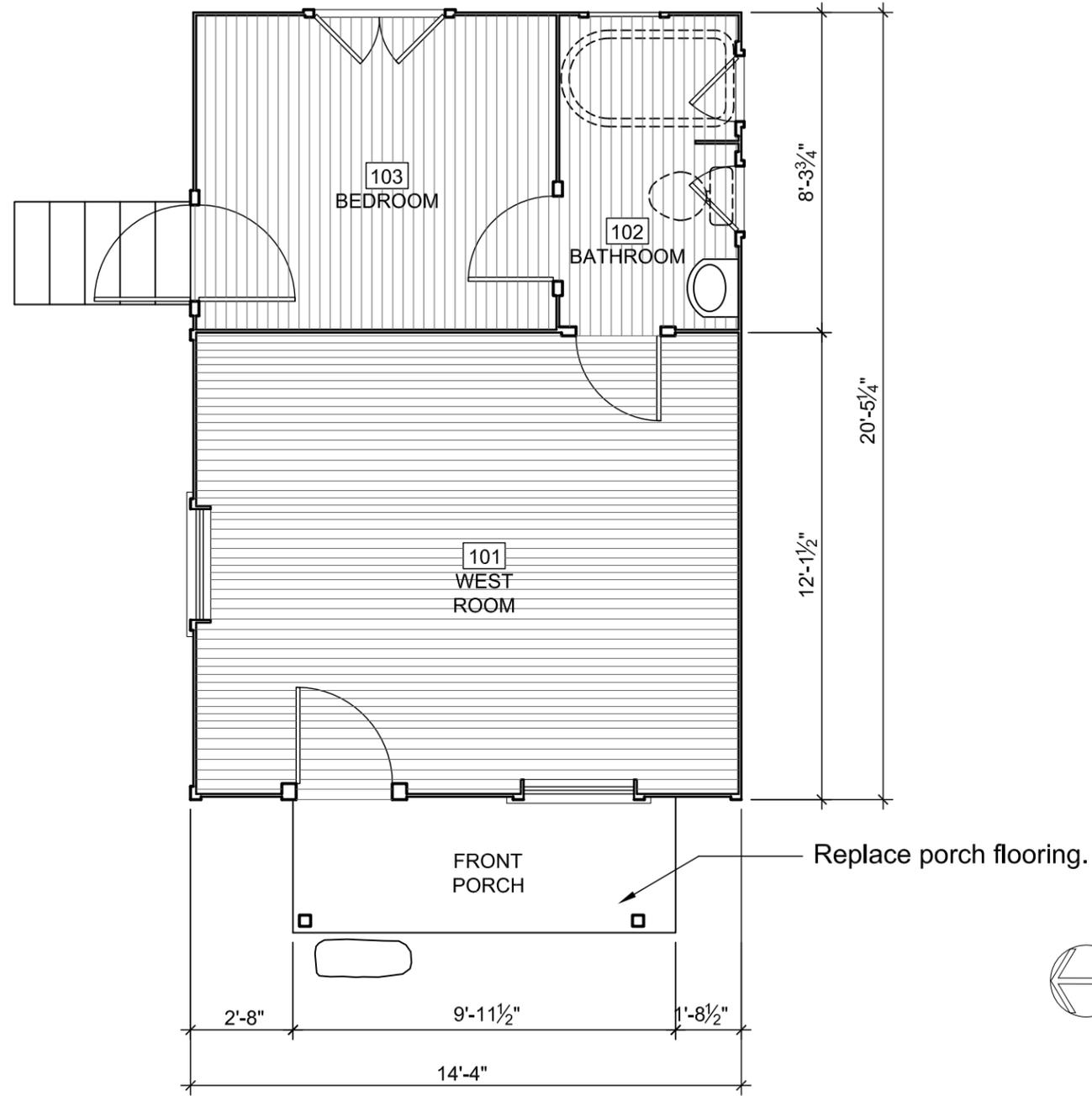
APPENDIX B:
REPAIR &
MAINTENANCE

B-2



1 MAYO CABIN FLOOR PLAN
2 SCALE: $\frac{3}{16}'' = 1'-0''$





1
1

SERVANTS' QUARTERS FLOOR PLAN

SCALE: ¼" = 1'-0"

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MAYO CABIN & SERVANTS' QUARTERS
GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

DATE:
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BY:
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RLM

SCALE:
¼" = 1'0"

APPENDIX B:
REPAIR &
MAINTENANCE

B-3

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