

Addicks Cabin and Adamless Eden
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. Oppermann–Architect, P.A.
539 N. Trade Street Winston-Salem, NC 27101

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Historic Structure Report
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Great Smoky Mountains National Park

Addicks Cabin
LCS#: 264251

Adamless Eden
LCS#: 501455

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.

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Elkmont Historic District
Great Smoky Mountains National Park
Historic Structure Report
2010

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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, Addicks Cabin (including its child's playhouse known as Adamless Eden). The study team included Joseph K. Oppermann, FAIA, historical architect

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

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

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 Addicks 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 Addicks Cabin sits close to the road, its front (west) façade roughly parallel to the road. Set close and slightly back on the north side of the cabin is a child's playhouse known as Adamless Eden. The site has extensive amounts of stone walkways, patios, garden walls and other garden features.

Previous studies concluded that the Addicks 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 freestanding or joined together to make larger cabins at this time 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.

Immediately to the south of the Addicks Cabin is 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 as activity in this area shifted from lumber company executives hunting and fishing to family recreation associated with the new nearby social club.

At some point, perhaps not immediately, three set-off houses were assembled side-by-side, north to south, to create the main block of what is now the Addicks Cabin. A shed-roofed open front porch was constructed across the west elevation. A small room, probably the bathroom currently present, was constructed to form a northeast room. Probably concurrently, another small room, probably a kitchen, was constructed to form a southeast room. And between these two newly

constructed rooms there was constructed a shed-roof connector, probably an open or screened porch.

In 1921 the playhouse called Adamless Eden was constructed. A child's small-scale version of a log house, it is located at the northeast corner of the property.

At some point, probably early, at least partly in conjunction with site features associated with Adamless Eden, the property was delineated on all four sides with a low stone wall. The site is further delineated with stone garden walls, walks, steps, patios and fish pool.

The Addicks Cabin evolved in stages. First, the southeast room was extended east and corner cupboards and bookcases were added to what became a dining room. Probably at the same time, or shortly thereafter, the connecting porch was widened a short distance to the east; perhaps at this point the connector-porch became the kitchen or perhaps it already served kitchen and simply needed additional space.

Still later, about 1970, the east wall of the kitchen was relocated still further east, probably to accommodate the kitchen cabinets now in place. Probably at that time, the northwest room was subdivided, a half-bath was constructed in the southwest room and the current chimney constructed. Modern wall paneling was installed through much of the interior. Probably then, too, the front porch was extended westward to make more deep the porch deck.

Today, the Addicks Cabin remains largely intact since that c. 1970 remodeling. The cabin is in fair condition. There are several urgent concerns. Most pressing, the roof framing that create the last two extensions of the kitchen are undersized and have poor connections. They constitute a safety hazard. The east wall of the kitchen constitutes the most serious deterioration.

This condition is caused in large part by the complete failure of roof gutters, downspouts and water dispersal system at grade. Also a safety concern is the roof framing of the front porch. Like the rafter framing of the back porch, these rafters are undersized, inadequately spaced and have poor connections; fortunately the spans are not as long as at the back porch. Some posts

are deteriorated. Temporary shoring has been installed. The entire exterior envelope needs minor repairs and repainting.

Adamless Eden likewise suffers from inadequate rainwater collection and dispersal. The roll roofing is close to the end of its useful lifespan and the flashing at the chimney has multiple repairs; at grade the water pools, resulting in damage to the logs and daubing of the exterior walls.

The manmade site features which are such an important characteristic of this property are a matter of special concern. 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 occasional 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 such as the ravine.

Recommended remedial actions include:

Addicks Cabin

- Remove the deteriorated east wall of kitchen and associated roof framing. Construct anew at pre-1970 location. Add supplemental framing for retained roof framing.
- Replace in-kind the 5-V metal roof and install new gutters and downspouts.
- Repair damages to front porch. Add supplemental roof framing.
- Perform routine repairs to building envelope and repaint.
- Install emergency lighting, security and fire detection systems.

Adamless Eden

- Replace roofing.
- Repair damaged logs of building's exterior.

Site

- Stabilize or restore deteriorated conditions of landscape features such as stone walls, steps, paths, patios and the like.

- Clear debris. Establish positive drainage away from the buildings and constructed landscape features.
- Facilitate access by the handicapped.

Administrative Data

Locational Data

Building Name: Addicks Cabin and Adamless Eden

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: 264251 (Addicks Cabin)
501455 (Adamless Eden)

Size Information

Addicks Cabin

Total Floor Area: 1,118 square feet ±

Roof Area: 1,765 square feet ±

Number of Stories: 1

Number of Rooms: 8

Number of Bathrooms: 2

Adamless Eden

Total Floor Area: 161 square feet ±

Roof Area: 232 square feet ±

Number of Stories: 1

Number of Rooms: 2

Number of Bathrooms: 1

Cultural Resource Data

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

Proposed Treatment

Restoration of exterior to 2005 appearance (pre-stabilization) except for restoration of the east elevation to its c. 1960 appearance. 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

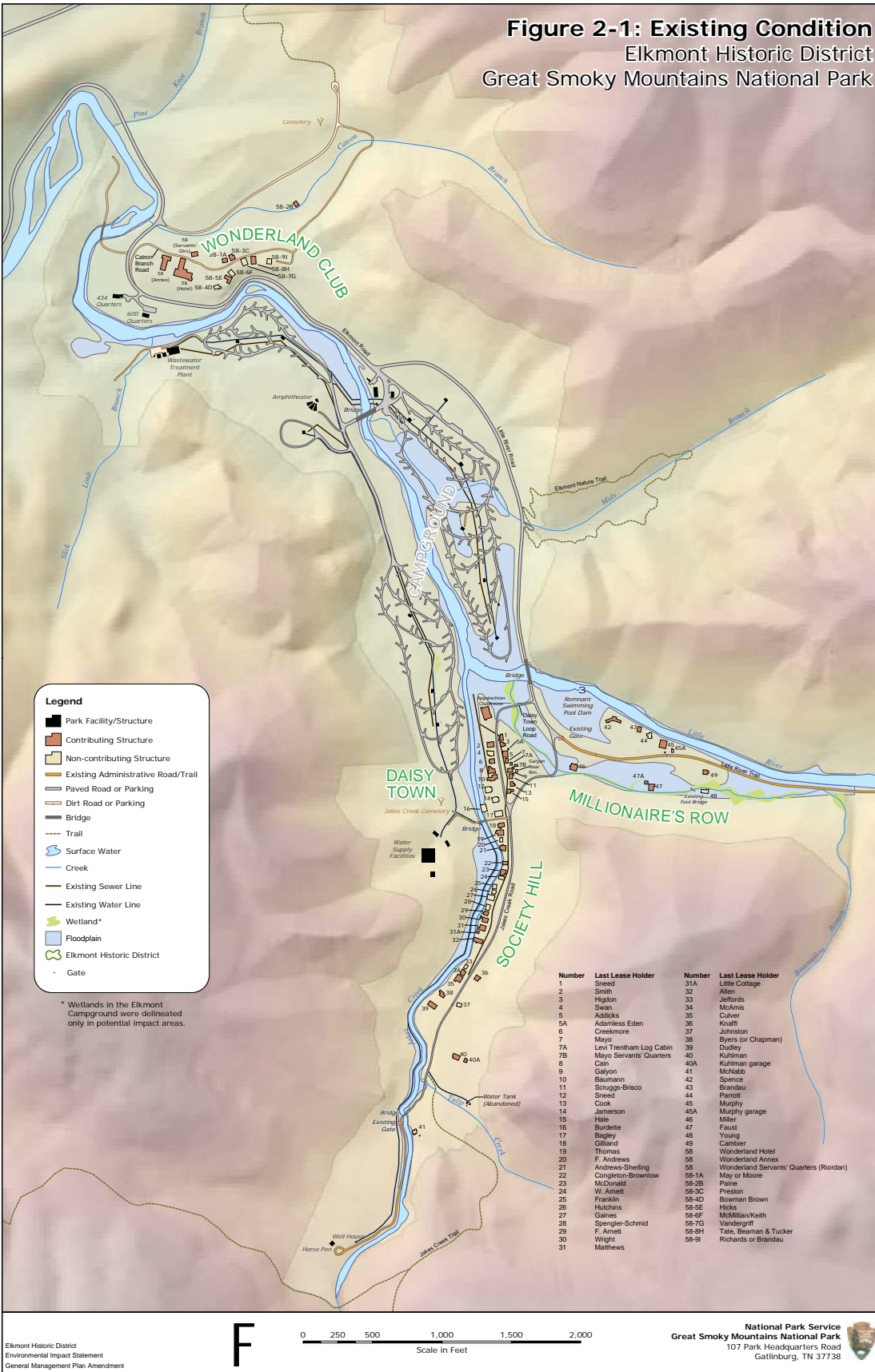


Figure 1, Map of Elkmont Historic District showing its communities bordering Jakes Creek and the Little River. (National Park Service)

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)

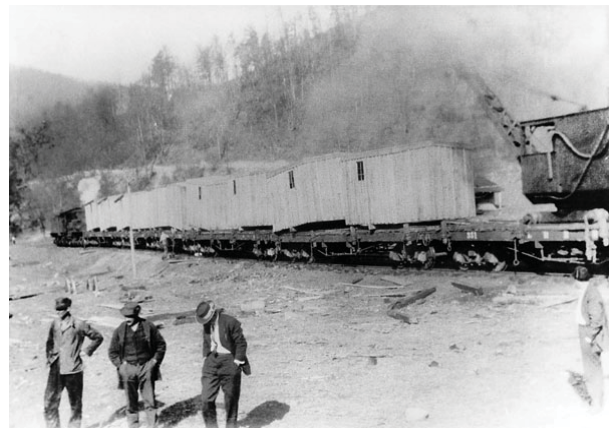


Figure 4, Set-off houses being transported by train. (Little River Lumber & Railroad Museum)



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.

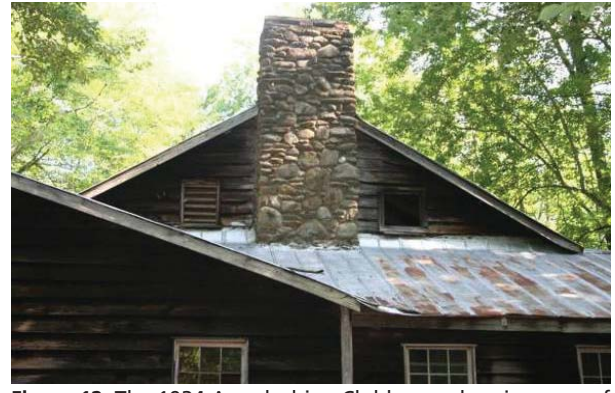


Figure 12, The 1934 Appalachian Clubhouse showing uses of natural materials and simple geometric forms.

Whether based on traditional folk designs, the Craftsman style, or a commingling 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 Addicks Cabin is a one-story frame dwelling located near the northern end of the Appalachian Club complex in the community known as Daisy Town. The structure is situated on the east side of Daisy Town Road. A related building, named “Adamless Eden,” is set ten feet north of the Addicks Cabin.¹ The origin of the name Addicks Cabin is not known.



Figure 1, Addicks Cabin, 2010.

built by railroad companies in the late nineteenth and early twentieth centuries to serve as housing for employees. The structures were moved from one location to another by train as work on the railroad progressed. Three of the set-off buildings were moved from the lumber camp and at some point combined into one structure at the current location within the Appalachian Club complex.⁴



Figure 2, An example of set-off houses above Tremont. (Little River Railroad and Lumber Company Museum)

Initial Construction

According to Garrow’s *Cultural Resources* report, the Addicks Cabin, also referred to as Appalachian Club Cabin 5, was constructed circa 1910.² The building was originally owned by the Little River Lumber Company.

According to evidence found in the building fabric itself, it is likely that the Addicks Cabin was originally three “set-off” houses, built by a subsidiary of the Little River Lumber Company, the Little River Railroad Company.³ Set-off houses were simple modular structures of various designs

1. Elkmont Historic District National Register Nomination, 9.
2. Garrow, *Cultural Resources*, 81.
3. Set-off houses were also referred to as set houses, section houses or shanties.

Ijams Family

Thomason’s *History and Architecture of the Elkmont Community* reports that ownership of the Addicks Cabin property was transferred from the Little River Lumber Company to Mrs. W. E. Ijams in 1920.⁵ She was most likely the wife of Edwin W. Ijams, who served as Superintendent of the Little River Lumber Company.⁶

4. Several reports, including Thomason and Associates, note a c. 1910 construction date for the Addicks Cabin; however, none clarifies whether the c. 1910 date refers to the date of construction of the set-off houses or the date the set-off houses were combined to create the Addicks Cabin at its current location.
5. Thomason and Associates, 190.
6. James, 9.

Edwin W. Ijams was the brother of Harry P. Ijams and Howard A. Ijams. Harry and his wife Alice were the founders of the Ijams Nature Center outside of Knoxville.⁷ Howard was the first quarterback of the Tennessee Volunteers football team in 1891. He continued to play with the Volunteers in 1892 and became team captain in 1893.⁸ Howard went on to become an assistant surgeon with the National Guard, assigned to the Sixth Infantry.⁹

The Ijams affiliation with the Little River Lumber Company, suggests that they were responsible for moving the set-off structures to this site and possibly combining them to create one building. Colonel W.B. Townsend, owner of the Little River Lumber Company and Little River Railroad Company, in 1910 had a cabin, now known as the Mayo Cabin, constructed of set-off structures on the property adjacent to the south.¹⁰ According to descendants of the Mayo family, Little River Lumber Company executives used the area as a hunting and fishing retreat prior to the creation of the Appalachian Club complex.¹¹

Edward Ijams and Mable Ijams transferred the property to the New Appalachian Club in 1923.¹²

Colonel Cary F. Spence

Almost ten years later in 1932, the Addicks Cabin property was transferred from the Appalachian Club to Cary F. Spence. Spence lived in Knoxville and had graduated from Grant University, now the University of Chattanooga, in 1890. He volunteered as a soldier during the Spanish American War and was a member of the National Guard for thirteen years, achieving the rank of Colonel.

Upon his return to Knoxville in 1899, Colonel Spence became president of the Spence Trunk and Leather Company. He was also president of the

Island Home Park Company.¹³ In 1911, he was appointed postmaster of Knoxville. He served as president of the Knoxville Board of Trade and vice-president of the Board of Commerce for Knoxville in the early twentieth century. And he was an active member of several clubs, including the Cumberland, and Cherokee Clubs.¹⁴ Colonel Spence was the first president of the Appalachian Club.¹⁵



Figure 3, Colonel Cary F. Spence (Hale and Merritt, 1913)

Colonel Spence and his wife Hannah (Nan) used the cabin as a part-time residence.¹⁶ They had two children, a daughter, Eleanor E. Spence, and a son, Shirley C. Spence. Shirley Spence later owned a nearby cabin in the Appalachian Club, now known as the Spence Cabin.

Cabin Modifications

According to architectural evidence, when first constructed as one cabin at the site, it consisted

7. Ibid.

8. The Volunteers are the team of the University of Tennessee. UT Sports Information (July 2007). "UT Media Guide". UT Sports Information (www.utsports.com/uploadedFiles/Sports/Football/07fb-p124-185.pdf).

9. *Journal of the American Medical Association*, 396.

10. Thomason and Associates, 22.

11. Dan Mayo, Interview.

12. Thomason and Associates, 190. It is not known whether Edward Ijams is a typo for Edwin Ijams, or if Edward Ijams was the child of Edwin Ijams.

13. Hale and Merritt, 1458.

14. Ibid., 1459.

15. Draft National Register Nomination, Daisy Town Community Historic District, Sevier County, Tennessee. Section 8, Page 5. According to an interview with a Spence family member, Colonel Spence was also involved with the Civilian Conservation Corps in the Great Smoky Mountains National Park.

16. Thomason and Associates, 190.

of three square rooms, arranged north to south, assembled from three set-off houses. A shed-roofed open porch was constructed along the entire west, or front elevation. A small room, probably the bathroom currently present, was constructed to form a northeast corner room. Probably concurrently a second new room, probably the kitchen, was constructed to form a southeast corner room. And between these two newly constructed corner rooms a connector was constructed, 6'-0" in depth, probably an open or screened-in porch.

In the first period of alteration to the cabin, the southeast room was expanded to the east, from a depth of 7'-6" to its current depth of 9'-8". It is likely that the southwest and northwest corner cabinets with distinctive scrollwork and the similarly detailed bookcases, now present in the room, were added at this time. Such casework suggests the expanded room served as the dining room.

Perhaps concurrently or shortly thereafter, but not prior to the expansion of the southeast room, the back porch connecting the northeast and southeast rooms was widened from a depth of 6'-0" to a depth of 7'-10". This small expansion may signal the conversion of the connector-porch to a kitchen or perhaps it already served as kitchen and simply needed more room.

A second expansion to the rear porch, this time to a depth of 10'-0", occurred c. 1970. With this expansion, the current east wall with sliding aluminum windows was built. The expansion likely occurred in order to accommodate the installation of the current kitchen cabinets and countertops that extend along the east wall and into the room itself.

Also late in the building's evolution, perhaps also c. 1970 in conjunction with the last kitchen remodeling, other structural and cosmetic changes occurred. A wall was added to divide the northernmost set-off room into two separate rooms; and a doorway was constructed in the east portion to connect directly with what was originally the rear porch. Also about this time, a small bathroom was constructed in the northeast corner of the southernmost set-off room. A large river stone-clad fireplace was constructed in the

center set-off room. The interior walls of all three of the set-off rooms were covered, at least partially with modern pressboard panelling. The front (west) porch was expanded to its current depth of 9'-8".

Adamless Eden

The Adamless Eden is a one-story playhouse set next to the Addicks Cabin. According to *The Cultural Resources of the Elkmont Historic District*, a report by TRC Garrow Associates, the structure was built in 1921.¹⁷



Figure 4, Adamless Eden.

According to descendants of the Mayo Family, the Adamless Eden structure was built by W.B. Townsend for his daughter, Margaret. The Townsend family owned the Mayo Cabin between 1920 and 1923, but may have previously leased it from the Little River Lumber Company from the time of its construction, circa 1910. This time frame fits with the 1921 construction date of the Adamless Eden.

It is curious that the Adamless Eden is situated on the north side of the Addicks Cabin property, placing the Addicks Cabin between the Mayo Cabin and the Adamless Eden structure. Both cabins are believed to have been constructed before the Adamless Eden. The reason for this arrangement is not known. It is assumed that the Adamless Eden structure was considered a part of the Addicks Cabin property during the time of Spence ownership.

17. Garrow, *Cultural Resources*, 86.

NAME	ELKMONT	ADDRESS	COUNTY	ACRES	DATE
C. F. SPENCE		KNOXVILLE TENN	SEVIER	LOT	11/24/31
LOCATION:		Elkmont-Sevier Co Cottage #5	11 th Dist.	.10 Deed No 858	
DESCRIPTION:	3036 ft. framing @ \$20.00 per M Ft		\$60.72	21 Sq. Roofing	\$52.50
	1156 " Boxing and strips @ \$20 M Ft		23.12	Painting	100.00
	2000 " Sheeting \$15 " "		30.00	Plumbing-Lights	200.00
	1200 " Pine Siding \$40 " "		48.00	Foundation	75.00
	2000 " Maple Flooring \$60 " "		120.00	Labor	300.00
	1278 " Ceiling \$30 " "		38.34	Lot	125.00
	6 Sqs Beaver Board \$ 3 Per "Sq.		18.00		
	13 Windows		45.00	<u>TOTAL</u>	\$ 1355.68
	9 Doors		45.00		
	Built in closets & shelves		25.00		
	4 Screen Doors		6.00		
	" Wire		4.00		
	Chimney		40.00		
PRICE:	W.R.M. \$1355.68				
	4-26-32 M.B. McMahon \$1340.00 (Over)				
<i>Deed and Check 10-12-32 \$677.84</i> DEED RECORDED AND RETURNED 10/20/32 Transferred to Federal Government 7/14/33					

Figure 5, Notecard detailing 1932 appraisal of the Appalachian Club Cottage 5 (Addicks Cabin) prior to purchase by the Federal Government. (Sevier County Library)

U.S. Government Purchase

In 1932, the United States government reached an agreement with Elkmont residents that land owners would receive lifetime leases in return for the sale of their property at half the appraised value.¹⁸ In anticipation of purchase, the Addicks Cabin (Cottage 5) property was appraised on April 26 for \$1,340.00.¹⁹

The 1932 appraisal, as shown in Figure 5, lists individual materials and elements of the building, along with quantities and values. According to this assessment, the Addicks Cabin had thirteen windows, nine doors, four screen doors, plumbing and lighting.²⁰

The deed and check for purchase of the property by the Federal Government at \$677.84, half the appraised value, were written on October 12, 1932.

The deed was recorded on October 20, 1932. The property was transferred to the United States Government on July 14, 1933, with the condition of a life lease for the Spence family.

Spence Children

The Addicks Cabin was transferred to Eleanor and Shirley C. Spence, the children of Cary F. Spence and Hannah C. Spence in 1932.²¹ Several Elkmont property owners transferred their leases to their children in 1932, perhaps in order to extend the length of the lifetime leases.

Eleanor Spence occupied the Addicks Cabin, likely as a part-time residence, beyond the time that her parents occupied the cabin.²²

18. Ibid., 20.

19. "Elkmont-Sevier Co. Cottage # 5." Notecard, Sevier County Library Collections.

20. Ibid.

21. Thomason and Associates, 190.

22. The period in which Colonel Cary F. Spence and his wife Nan occupied the cabin after 1932 is not known. According to Mayo family descendants, who were neighbors to the Addicks Cabin, Eleanor Spence resided in the cabin beyond the time that her parents occupied the cabin. The dates of this period are also not known.

National Park Service

The expiration of the Spence family lease and the date of full transfer of the property to the government is not known. All leases for property within the Appalachian Club expired by 2001.²³

The Elkmont District, including the Addicks Cabin and the Adamless Eden, was placed on the National Register of Historic Places in 1994. Both the Addicks Cabin and the Adamless Eden were identified as contributing members of the Historic District.²⁴

23. "Future Management of Elkmont Historic District."

24. National Register Nomination Elkmont Historic District, Section 7 Page 9.

I.C Physical Description

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

General Description

The Addicks Cabin is a one-story wood frame structure with a rectangular footprint measuring approximately 44 feet wide at the front elevation by 27 feet deep. The cabin's main entrance faces due west towards the narrow access road.

A low-pitched gable roof extends with a slight change in pitch to the west to engage a full-width porch extending across the front of the cabin. The roof line similarly extends with a slight change in pitch to the east to encompass several later additions. The structure sits on a stone foundation.



Figure 1, Site Plan of Addicks Cabin and Adamless Eden.

Site Features

The Addicks 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 Addicks Cabin, a children's log playhouse, named Adamless Eden, stands about ten feet to the north. Low walls, narrow walkways and broad patios made of unfinished stone, criss-cross the sites, linking the buildings to the landscape and delineating individual plots of land while defining the community of buildings as a whole.



Figure 2, View towards Adamless Eden and Addicks Cabin with river stone retaining wall along Daisy Town Road.

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. Each set of steps, one at Addicks Cabin and one at Adamless Eden, leads to stone walkways. At the top of the steps to Adamless Eden, a deteriorated 4" by 4" wooden

post stands on the south end, a rusty chain attached to the stone on the north. They are remnants of what was probably once a gate.

The walkway to Adamless Eden is made of flagstone in cement mortar lined by small river stones turned on edge. The walkway ends at a large river stone measuring roughly 12" by 28" in plan. A stone porch measuring roughly 5'-10" deep by 7'-6" wide is located on the west side of the small cabin at the entrance.

The walkway at Addicks Cabin is paved in stone and cement mortar and lined with white quartz turned on edge. Although the cheek walls and stone steps at the street align with the center of the front porch, the walkway is skewed to the north to align with the entrance door, which is slightly left of center. The walkway ends at two stone steps centered on the front porch.



Figure 3, Front entrance steps leading to walkway skewed to center doorway of Addicks Cabin.

A field stone wall follows the property line just north of Adamless Eden. At its west terminus, it intersects perpendicularly with the front retaining wall. At its east terminus, it intersects a wall along a steep bluff. That wall continues north behind other cabins and south past Adamless Eden, the Addicks Cabin, the Mayo Cabin, Trentham Cabin, the Mayo Servants' Quarters and beyond. Additional low, stone garden walls and a low stone planter edge the property to the south of Addicks Cabin.



Figure 4, Stone retaining wall at back edge of property.

Back Patio

At the back of Addicks Cabin there is a patio paved in flagstone. It is bordered by the field stone wall to the east and north; remnants of a similar wall are present along the south border. Two stone steps lead down from this patio to the north side yard. From the cabin the patio is accessible by two doors in the east additions, one at the kitchen and the other at the southeast dining room.



Figure 5, View of river stone walls, planters and flagstone patio on east side of cabin.

Other Stone Features

In the back patio of Addicks Cabin there is a 6" tall river stone planter that measures roughly 7' in diameter. Remnants of the trunk of a large tree

still remain. Various low stone walls and narrow planters are located to the south side of the back patio. A similarly low, narrow planter extends from the southwest corner of the front porch toward the front retaining wall.



Figure 6, Small goldfish pond in front of Adamless Eden with marbles embedded in base.

An unusual feature in front of Adamless Eden is a small river stone-lined basin that has children's marbles embedded in the base. The pool, measuring roughly 2'-6" in diameter, was probably used as a goldfish pond.



Figure 7, Metal boot scrape embedded in front entrance step.

Exterior

The single-story cabin has clearly discernible sections. There is the main block on the west side that is finished with German siding. The east side of the cabin has three distinct sections, though each is sheathed with a type of board-and-batten siding.



Figure 8, Cabins today along the east side of Daisy Town Road. The Addicks Cabin at center. Adamless Eden on its left and set back. The Mayo Cabin on the right.

Across the front, an open entrance porch runs the length of the west elevation. There is a slight break in the low-pitched gable roof on both sides as it extends over the front porch and over the east additions. It is covered with 5-V metal roofing. The cabin sits on a low perimeter foundation wall of stone.



Figure 9, Front (west) elevation of main block of Addicks Cabin with plank boards covering seams in German siding.

The front elevation has three matching four-panel apparently original entrance doors; the doors at either end are currently inoperable and covered over on the interior. Each door is located next to an apparently original six-over-six double-hung sash window. There are a total of six such double-hung windows in the main block; three are on the west, or main elevation, with one on the south and two on the north.

The northeast bathroom has two multi-light side-hinged wooden casement windows, one on the north elevation and one on the east. Just south of the room the east wall is recessed 1'-3" for a c. 1970 fifteen-light door into the kitchen. The kitchen with its multiple expansions now extends past the east wall of the bathroom. There are four ca. 1970 aluminum sliding-sash windows in the kitchen's east wall.



Figure 10, Board-and-batten siding of bathroom at northeast corner of cabin.



Figure 11, Southeast oblique view of cabin.

The east wall steps back again at the southeast dining room. It is just a few inches short of sitting flush with the kitchen addition. The dining room

has three two-light paired casement windows and a five-panel door. One pair of casement windows is on the south wall. The other windows and door are on the east wall.

A c. 1970 concrete block chimney is located centrally at the peak of the gable roof.



Figure 12, East elevation with windows and doors from several generations of additions. Kitchen is in foreground.

Interior Organization

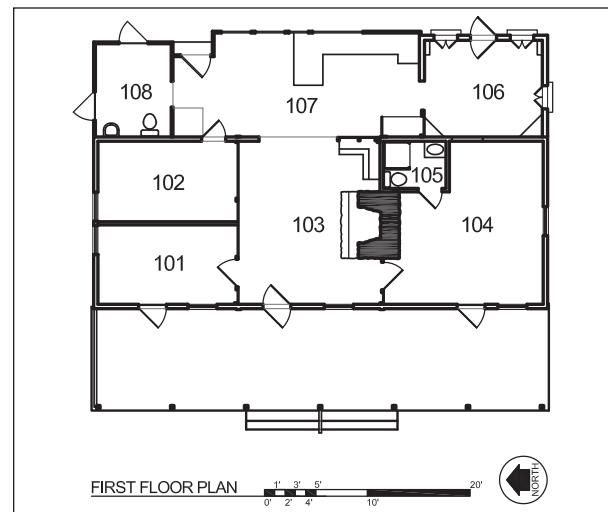


Figure 13, Floor plan of cabin as found in 2010.

The cabin is now divided into eight different rooms. The living room is at the center of the west building section and its exterior door on its west elevation is the public entry for the cabin. Once inside, a large modern stone fireplace and hearth are against the south wall. Three bedrooms now flank the central living space; the two smaller ones are to the north where the one-room set-off cabin was divided c. 1970 into two. The bedroom to the south is the master; it has a c. 1970 private

bathroom carved out of its northeast corner. The rear east section houses a bathroom to the north, a kitchen in the center that is located off of the living room, and a dining room to the south.

Construction Characteristics

Structural Systems

Foundations/Flooring Systems

The foundation wall of the cabin is constructed of local stone. It is continuous around the perimeter of the cabin except for the north side where there are four openings for access to the crawl space. On the east elevation the finished walls are at grade.



Figure 14. Stone foundation pier at north elevation spans between Northeast Bathroom on left and main block on right.

The floor framing of the cabin's main block is made up of 2" by 6" boards that run east-west at 20" on center. There is no subfloor. The floor framing of the northeast bathroom addition is the same 2" by 6" boards that run north-south at 20" on center. There is no subfloor in this location.

The stone perimeter foundation wall extends beneath the front porch. In areas where the wall has deteriorated, modern wood temporary shoring has been installed to help provide support. The porch floor framing is made up of 1½" by 5½" wood boards that run north-south at 20" on center. The ¾" wide floor boards on the front porch measure 1" thick at the back of the porch and ¾" thick to the west of the floor seam where the porch was extended.

Wall Framing

The walls of the main block are framed with wood studs measuring 2½" by 3¾" and sheathed on the

original exterior side with 5½" German siding. The corner boards at the northwest and southwest corners of the cabin measure ⅞" thick by 5½" wide.



Figure 15. Roof rafters of front porch. Added rafters terminate at a bird-mouth cut.

The walls of the additions are made of board-and-batten construction. The the boards measure from 9"-10" wide by ⅞" thick and the battens measure from ½"-1" thick by 2" wide. The corner boards at the back of the cabin, on the northeast and southeast corners measure ⅞" thick by 6' wide.

Roof Framing

The cabin's roof rafters measure 1⅞" by 3¾" and are set 36" on center. The rafters overhang at the west exterior wall 10". A second generation of rafters, dating to c. 1920, was added to create a front porch of six feet in depth; the rafters measure 1⅝" by 3½" and terminate in a bird-mouth cut. The bird-mouth cut indicates the earlier presence of a porch beam. A third generation of rafters was then added to extend the porch an additional four feet; they measure 1⅜" by 4". Recent stabilization done by the National Park Service has included 1⅜" by 3½" roof rafters supported by seven 3½" by 3½" posts and a header made up of two 2" by 4" boards turned on their sides. The roof deck boards at the porch measure from 11½" to 12" in width by 1" in depth; the roof deck boards of the main block are random widths.

At the east side of the cabin several generations of rafters have been scabbed onto the main block's original roof rafters as various additions were constructed. At what is now the kitchen, the original rafters have a 9" to 10" overhang. A second generation of rafters extended the space 6'-0". Later another 2'-0" were added with a third generation of rafters; and again later another 2'-0" were added on to allow for the depth of the current kitchen cabinets and countertops. Makeshift

posts and beams were added to support the third generation of rafters, though the overall roof structure at the back of the cabin does not appear to be completely sound.



Figure 16, Kitchen with four generations of rafters.

Utility Systems

There are currently no mechanical heating, ventilating or air conditioning systems in the cabin that are operational.

Mechanical Systems

The heating and cooling of Addicks Cabin is mainly through passive 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.

It is possible that electric window heat and air conditioning units were once used for additional climate control; 220 volt outlets were found in the master bedroom, Room 104, and the southeast room, Room 106.

Limited heating would have been provided in recent years by the modern, c. 1970, wood-burning fireplace in the living room. Prior to the fireplace installation, the heat source, if any, is not known.

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 more reliable 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 south elevation. The meter and most of the service wiring have been removed. A telephone junction remains on the south elevation.



Figure 17, Two porcelain tubes in west wall are remnants of early knob-and-tube wiring.

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 walls where wiring was routed through the structure.



Figure 18, Typical mid-twentieth century molded plastic switch and outlet cover.

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. Elsewhere is a mix of mid- and late-twentieth century in-wall and surface-mounted receptacles and switches. There are a variety of ceiling-mounted light fixtures throughout the cabin spanning several decades.

Plumbing Systems

According to interviews with the owners of the cabins at the Appalachian Club Complex, water was provided by a natural spring. Today, most of the visible fresh water supply and waste lines are late-twentieth century PVC. However, two copper pipe supply lines are still extant in Room 106. These lines run through the wall adjacent to the kitchen and probably supplied water to the sink and a washing machine, which is no longer present.

There is a concrete pad located in the northwest corner of the kitchen where a hot water heater probably once sat. Three holes in the floor to the south of the concrete pad indicate where pipes once ran.



Figure 19, Concrete pad in kitchen floor, presumably for a hot water heater.

Room 108, the bathroom, which probably dates back to the 1920s, has original fixtures including toilet, sink and a claw-foot tub. At the sink, modern PVC pipes are exposed.

The other bathroom, Room 105, dating to c. 1970, has a synthetic sink atop a wood cabinet base, a modern fiberglass shower stall, and a modern toilet. The shower stall measures 2'-7" wide by 2'-10" deep by 6'-0" tall.



Figure 20, Room 108 northeast bathroom with c. 1920 fixtures.

Exterior Features

Front Porch

The front porch, which faces west, runs the full length of the front elevation. It is 44'-1½" long and 9'-11" deep. There is a seam in the porch's floor boards 5'-8" off of the west elevation. The early if not original floor boards measure 1" thick at the back of the porch and the new boards measure ¾" thick to the west of the seam where the porch was extended an additional 4'-3". Refer to section Structural Systems for additional information regarding the exposed roof rafters. Recently, stabilization consisting of new roof rafters, a header, and posts was added by the National Park Service. An early railing that runs along the north side of the porch is infilled with 7¼" beaded boards and connects to the stabilization post. Two 5½" wide boards divide the front elevation into three approximately equal sections. Two light sconces were wired to these boards, but the fixtures have been removed.

Roof and Rainwater Collection/Dispersal

The cabin has a gable roof with its ridge running north-south. The roofing material is galvanized 5-V panels. There are breaks in the low-sloping gable at the front, where it extends out over the

porch, and at the back elevation, to accommodate the rear additions. The roof is unpainted and is not back-primed.

The roof does not have gutters on the north, south, or west sides. There is a half-round galvanized-steel gutter on the east side of the roof. It is broken in several locations and in poor condition. There are no downspouts.

Chimney

There is one concrete block chimney that is located centrally at the ridge of the gable roof. The flashing material is aluminum. A concrete cap is installed on top of the chimney.



Figure 21, C. 1970 concrete block chimney.

Exterior Doors

The three doors of the main block are matching; all three are located in the front elevation. They are original four-panel wood doors, each measuring 2'-8" wide by 6'-8" tall. They have original rim locks measuring 3½" wide by 4" tall, and iron keepers. The exterior door knob is made of black mineral. The north and south doors, which are both inoperable, no longer have door knobs. There are marks on the center stile of the center door that indicate a 4" tall medallion has been removed from the door.

The front entry doors also have matching three-part screen doors with cast-iron braces, 3½" handles, and 2½" hooks. There are two three-knuckle, scalloped edge, steel ball-pin hinges, 3" tall on each screen door.



Figure 22, Early four-panel entrance door typical of west elevation.

The exterior door casing is made of wooden trim boards measuring 1" by 5½" and it is installed with simple butt joints.



Figure 23, Five-panel rear entrance door at dining room, Room 106.

Another door type is located at the southeast addition. It is a five-panel wood door, measuring 2'-6½" wide by 6'-½" tall. The upper right hand corner has been clipped so that the door can open under the gutter. The door has two five-knuckle,

brass-plated, 3½" ball-pin hinges, a 4" barrel bolt, a 2½" hook, and a 3½" handle. There is a four-part screen door at this location as well.



Figure 24, C. 1970 fifteen-light door at kitchen, Room 107.

The kitchen's fifteen-light door dates to c. 1970. It has a 2" modern brass-plated doorknob and three five-knuckle 4" brass-plated hinges.



Figure 25, Original double-hung windows paired on the north elevation of the main block.

Windows

The Addicks Cabin has four distinct types of windows. The six windows on the main block are original six-over-six light wood double-hung sash windows. They measure 4'-5½" tall by 2'-10" wide. Aluminum screening is stapled to the exterior casing. The two double-hung windows on the north wall of the main block are paired together, creating a large window unit.

The window casing is the same as the casing on the front doors; it is made of wooden trim boards measuring 1" by 5½" and sections are joined with simple butt joints.



Figure 26, Casement window and window shelf at southeast dining room.

The southeast dining room has three windows, each containing a pair of wooden two-light casement window sash. These windows measure 3'-2" tall by 2'-4" wide. They each have a screen sash and an exterior shelf that is 6" deep and 1" thick. The window casing is made of wooden trim boards measuring 1" by 5½" and sections are joined with simple butt joints.

The kitchen section has four modern aluminum sliding-sash windows. Two of them measure 2'-11" tall by 2'-10½" wide, another measures 1'-11" tall

by 4'-10½" wide, and the last measures 1'-11" tall by 1'-10½" wide.



Figure 27, Aluminum sliding-sash windows at east elevation of kitchen.

The windows at the northeast bathroom are wooden side-hinged six-light sash windows that measure 2'-3" tall by 2'-10" wide. The window on the north wall has a 2" wire hook, and the window on the east wall has a 2½" twisted hook.



Figure 28, Casement window at bathroom.

Early Design Elements

Exterior Elements

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

German Siding

The German siding, also referred to as drop or novelty siding, measures 5½" by 7/8" and sheathed the earliest exterior surfaces of the rooms that make up the main block of the cabin.

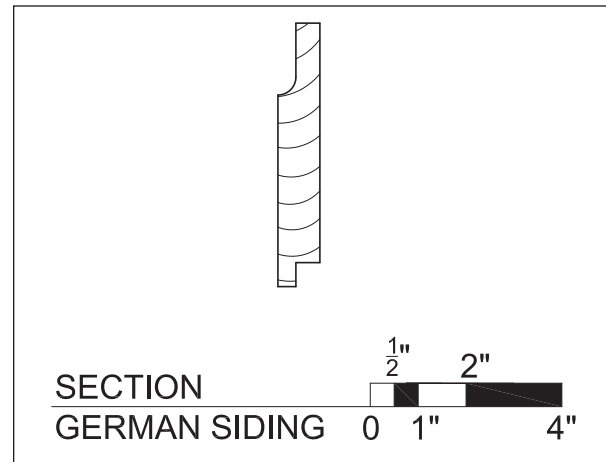


Figure 29, Section through a piece of German siding (also known as drop or novelty siding).

West Elevation Exterior Doors

The three four-panel wood doors on the west elevation are identical and original to the main block.

West Elevation Exterior Door Hardware

The three exterior wood doors on the main block all have matching original steel rim locks and key escutcheons. However, only the center door retains its two original black mineral doorknobs.



Figure 30, Original steel rim lock with mineral doorknob at doors of main block.



Figure 31, Original door knob, base and key escutcheon.



Figure 33, Original scalloped-edge ball-pin hinges at all three front elevation screen doors.

West Elevation Screen Doors

The three matching wood-frame screen doors are original.



Figure 32, Original cast-metal screen door brace, typical of three front doorways.

East Elevation Five-panel Door

The five-panel door from the dining room, Room 105, to the exterior may date to this room as originally constructed c. 1920.

Double-hung Sash Windows

The windows of the main block are all identical, the original six-over-six light wood double-hung sash windows.

Exterior Door and Window Casing

Throughout the main block of the cabin the exterior casing of doors and windows are identical. The wooden trim boards measure 1” by 5½” and are joined with simple butt joints.

West Elevation Screen Door Hardware

The three screen doors have matching original hardware. Each door has two three-knuckle scalloped-edge steel ball-pin hinges, face applied. All three screen doors have matching 3½” door handles, and 2½” hooks.



Figure 34, Southwest oblique of the main cabin with full-width front porch.

Open Porch

The open porch spans the whole west facade, the public elevation of the building. It provides a semi-private and semi-public outdoor room.

Board-and-batten Siding of Northeast Room

The siding is distinctive and probably dates to c. 1920.

Board-and-batten Siding of Southeast Room

The siding is distinctive and probably dates to c. 1950.

Paired Casement Windows

The southeast room has three identical c. 1950 casement windows. Each has a pair of wooden two-light casement sash. Each sash is hinged on a jamb. They each have an exterior screen sash and a shelf that is 6" deep and 1" thick.

Single Casement Windows

The northeast addition has early, (c. 1920) matching wooden side-hinged six-light sash windows.

Stone Site Features

Though not part of the buildings themselves, the man-made features, primarily in stone, of retaining walls, gardens and walks and the integration of natural features such as vegetation and terrain, are deliberate design decisions that created a sense of place.

Interior Elements

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

Flooring

The same flooring is used throughout the cabin. It is 3¼" wide by 1" thick tongue-and-groove boards.

Beaded Wall Boards

Beaded board measuring 5¼" in width is visible on a portion of the north wall of Room 103 and in Room 108. It likely is present in other rooms which now have modern panelling.

Flush Board Walls

Flush Board measuring 5¼" in width is found on a portion of the north wall of Room 103, Room 104, Room 105, and the west wall of Room 108.



Figure 35, Early exterior German siding now on interior west wall of kitchen.

German Siding

The walls that are finished in the same 5½" German siding that can be found on the exterior main block are along the east side of the house where rooms were constructed. They include the north and west walls of Room 106, the north and west walls of Room 107 and underneath the flush board on the west wall of Room 108.

Interior Four-panel Doors

There are three original wooden four-panel doors inside the main block that match the front entry doors. They are located at Rooms 101, 104 and 108. All three have matching original plate metal key escutcheons and 3½" wide by 4" tall rim locks.



Figure 36, Typical four-panel interior door of main block.

Tongue-and-groove Board Ceilings

All rooms with a finished ceiling have the same 5¼" wide tongue-and-groove unpainted ceiling boards.

Added Design Elements

Exterior Elements

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

Aluminum Sliding-sash Windows

The central east addition at the kitchen has modern aluminum sliding-sash window sash. Though they are not identical in size, they all are consistent in design.

Interior Elements

Some of the modern design elements found on the interior of the Addicks Cabin include:

Sheet Vinyl Flooring

Both bathrooms (Room 105 and 108) have modern sheet vinyl flooring installed c. 1970.

Modern Baseboards and Crown Molding

Modern ¾" by 3¼" clamshell trim is used as baseboards and crown molding in various rooms throughout the cabin, though often only on one or two walls of each room. Their use is typically associated with the c. 1970 installation of veneer wall panels.



Figure 37, C. 1970 clamshell trim used for baseboard and crown molding.



Figure 38, Northeast oblique of Room 101 with modern veneered wall panels. Note that window casing has been removed to install wall panels.

Veneered Wall Board

Modern ¼" thick wood-grained veneer panels, measuring 4'-0" by 8'-0" were installed in many rooms throughout the cabin during the c. 1970 cabin remodeling.

Interior Flush-panel Doors

The other two interior doors in the cabin, added c. 1970, are modern flush-panel doors. The doors to Rooms 102 and 105 are identical with modern brass 2" diameter doorknobs.

Kitchen Cabinetry

The kitchen cabinets are modern 24" deep wood-veneered cabinets. There were presumably added when the kitchen was extended c. 1970.



Figure 39, Modern c. 1970 kitchen cabinets on east wall of kitchen.

Description by Room

Room 101 – Northwest Bedroom

This room and Room 102 (described below) were originally half-parts of one large room. About 1970 the room was divided to create two bedrooms, probably for children. Rectilinear in plan, this room measures about 13'-7" by 7'-8".



Figure 40, Southwest oblique of Room 101. Early wall on left with exposed studs and beaded boards. Wall on right covered with modern veneer paneling.

Flooring

The wood floor boards, probably dating to c. 1920 when adapted as a family cabin, measure 3¼" in width and are laid north-south. There is a seam in the flooring approximately 2'-11" off of the south wall.

Baseboards

The north, east and west walls have a ¾" by 1¼" modern clamshell baseboard dating to a c. 1970 remodelling.

Walls

The north, east and west walls are finished in modern ¼" thick wood-grained veneer paneling measuring 4' by 8', part of the c. 1970 remodelling. The south wall is unfinished; wood studs and the back of the beaded board siding in the adjacent room (Room 103) are visible.

Doors

There is one entrance doorway and it is on the south wall. The four-panel wood door is original, matching the front entry doors; it measures 2'-

8" wide by 6'-5" tall. The door has its original hardware, a plate metal key escutcheon, its original 3½" wide by 4" tall iron rim lock, matching the lock on the front door, and its two original black mineral doorknobs.

Windows

There are two six-over-six light double-hung windows in Room 101, one on the north wall and the second on the west wall. The window casing has been removed to accommodate the installation c. 1970 of veneer wall paneling. The window on the north wall is part of the larger window unit that is divided in half by the east wall of Room 101.

Crown Molding

The same ¾" by 3¼" modern c. 1970 clamshell trim that is used as baseboard is used as crown molding on the east and west walls. The north wall has the original 2½" by ⅝" board crown molding.

Ceiling

The ceiling is 8'-4" above finished floor and consists of 1" by 4" tongue-and-groove wood boards.

Finishes

The floorboards, trim, and door are varnished. The ceiling boards are unpainted. The modern veneer has a factory-applied finish.

Electrical Systems

There is a plastic outlet cover and light switch on the north wall and a plastic outlet cover on the east wall. The exposed stud south wall has a metal conduit box. A brass plated light fixture base with a white globe is mounted to the ceiling.

Room 102 – North Bedroom

As mentioned above, evidence found on site indicates that this room and Room 101 were originally one large room that was divided in half to create two bedrooms, probably for children. Rectilinear in plan, this room measures about 13'-6" by 7'-10".

Flooring

The wood floor boards, probably dating to c. 1920 when adapted as a family cabin, measure 3¼" in width and are laid north-south. There is a seam in the flooring approximately 2'-11" off of the south wall.



Figure 41, View looking south in Room 102, North Bedroom. Modern c. 1970 veneer paneling on east and west walls plus flush-panel door on east wall.

Baseboards

The north, east and west walls have a $\frac{3}{4}$ " by $1\frac{1}{4}$ " modern clamshell baseboard dating to a c. 1970 remodelling.



Figure 42, View looking north in Room 102, North Bedroom.

Walls

The north, east and west walls are finished in modern $\frac{1}{4}$ " thick wood-grained veneer paneling measuring 4' by 8', part of the c. 1970 remodelling. The south wall is unfinished; wood studs and the back of the beaded board siding in the adjacent room are visible.

Doors

There is one entrance doorway in Room 102 on the east wall. The door is a modern c. 1970 flush-panel wood door, measuring 2'-4" wide by 6'-7 $\frac{1}{2}$ " tall. The door has 2" diameter brass-plated doorknobs and two 3 $\frac{1}{2}$ " five-knuckle butt hinges.

Windows

The six-over-six light double-hung window on the north wall of Room 102 mirrors the north window in Room 101. The window casing has been removed to accommodate the installation c. 1970 of veneer wall paneling.

Crown Molding

The same $\frac{3}{4}$ " by $3\frac{1}{4}$ " modern c. 1970 clamshell trim that is used as baseboard is used as crown molding on the north, east and west walls.

Ceiling

The ceiling is 8'-2" above finished floor and consists of 1" by 4" tongue-and-groove wood boards.

Finishes

The floorboards, trim, and door are varnished. The ceiling boards are unpainted. The modern veneer has a factory-applied finish.



Figure 43, Mid-twentieth century outlets at south wall.

Electrical Systems

There is a plastic outlet cover on the west wall, a mid-twentieth century metal-covered outlet box on the south wall, and a plastic switch plate cover on the east wall. A brass plated light fixture base with a white globe, matching the one in Room 101, is mounted to the ceiling. In addition to the light fixture there is a metal plate covering a junction box in the ceiling, located just next to the west wall;

this is left over from when Rooms 101 and 102 were a single room.



Figure 44, Ceiling light c. 1970.



Figure 45, Metal cover for earlier ceiling fixture at wall between Room 101 and Room 102.

Room 103 – Living Room

The living room is the core of the original house; the large fireplace and built-in shelving distinguish it from the rest of the spaces. Rectilinear in plan, this room measures about 15'-10" by 13'-9".



Figure 46, Living room looking east to kitchen, Room 107.

Flooring

The wood floor boards, probably dating to c. 1920 when adapted as a family cabin, measure 3¼" in width and are laid north-south. There is a seam in the flooring approximately 8'-0" off of the north wall.

Baseboards

The west wall has ¾" by 1¼" modern clamshell baseboard dating to a c. 1970 remodelling. The north wall has a low ¾" wide by ½" tall trim board.



Figure 47, North wall of living room with early 5¼" boards applied horizontally.

Walls

The east wall, north of the opening, and west wall are finished in modern ¼" thick wood-grained veneer paneling measuring 4' by 8', part of the c. 1970 remodelling. The east wall, south of the opening, and all of the south wall are unfinished with exposed studs. The north wall has 5¼" wide beaded board that runs from the east jamb of the door to Room 101 to the east end of the wall. To the west of the door jamb are 5¼" flush boards.

Doors

Room 103 has three doors; one door enters into Room 101 and is described in Room 101 above, another door enters into Room 104 and is described below, and the third door is the exterior entrance door. The four-panel exterior door and its hardware is described in the *Exterior Features* section above.

Windows

The only window in Room 103 is a six-over-six light double-hung window on the west wall. The window casing has been removed to accommodate the installation c. 1970 of veneer wall paneling.

Crown Molding

The same $\frac{3}{4}$ " by $3\frac{1}{4}$ " modern c. 1970 clamshell trim that is used as baseboard is used as crown molding on the west wall. The north wall has a $\frac{3}{4}$ " by $3\frac{3}{4}$ " board crown molding.

Ceiling

The ceiling is 8'-3" above finished floor and is mostly made up of 3" wide tongue-and-groove boards. The first five boards from the west wall, however, are $5\frac{1}{4}$ " beaded boards, which repeat again at the center of the room.

Finishes

The floorboards are varnished, while the north wall is finished in paint. The trim around the door openings are also painted, as is the front entrance door. The ceiling boards are unpainted. The modern veneer has a factory-applied finish.



Figure 48, Living room light fixture, c. 1970 and typical board ceiling.

Electrical Systems

At the top of the north wall, just east of the doorway, there are two ceramic conduits for electrical. The lighting in the living room is a ceiling-mounted 1970s era fixture.

Fireplace

The large, modern c. 1970 fireplace is located centrally on the south wall of the living room. Constructed of concrete block the fireplace and hearth are faced in local river stone. The firebox, which measures 2'-2" deep by 3'-6" wide by 2'-8" tall, has a metal insert. The stone hearth is raised 3" above the finished floor. There is a $6\frac{1}{2}$ " deep poplar mantle shelf that projects approximately 11" from the face of the fireplace. There are vents on all sides of the fireplace; two on the north and south sides and one on each short side.



Figure 49, Fireplace at south wall of living room.

Other Features

In the southeast corner of the living room built-in bookcases have been constructed around the wall studs. The lower bookshelves measure 1'- $7\frac{1}{2}$ " in depth and the upper one measure 1'-1" in depth.



Figure 50, Bookcases in southeast corner of living room, Room 103.

Room 104 – South or Master Bedroom

This bedroom has an attached bathroom and was probably used as the master bedroom. The room measures about 15'-6" by 15'-11".



Figure 51, Northeast oblique view of Room 104, master bedroom, with master bathroom, Room 105, to right, chimney stack in the center and original four-panel door at left connecting to the living room, Room 103.

Flooring

The wood floor boards, probably dating to c. 1920 when adapted as a family cabin, measure $3\frac{1}{4}$ " in width and are laid north-south. There is a seam in the flooring approximately 4'-10" off of the north wall.

Baseboards

The east, west and south walls have a $\frac{3}{4}$ " by $1\frac{1}{4}$ " modern clamshell baseboard dating to a c. 1970 remodelling.



Figure 52, Southeast oblique of Room 104, master bedroom, with view into master bathroom, Room 105.

Walls

All of the walls except the north are finished in modern $\frac{1}{4}$ " thick wood-grained veneer paneling measuring 4' by 8', part of the c. 1970 remodelling. The north wall is adjacent to the living room fireplace, so the east half of the wall is stone, while the west half of the wall is finished in $5\frac{1}{4}$ " tongue-and-groove boards.

Doors

The entrance door to Room 104 is a four-panel wood door, measuring 2'-8" wide by 6'-7" tall. The door lock matches that of the door to Room 101. It has two $3\frac{1}{2}$ " five-knuckle steel hinges and five canvas loops nailed to the back side of the door.



Figure 53, Southwest oblique of Room 104, master bedroom.

Windows

The room has two six-over-six light double-hung windows, one on the west wall and one on the south wall. The window casing has been removed to accommodate the installation c. 1970 of veneer wall paneling.

Crown Molding

The same $\frac{3}{4}$ " by $3\frac{1}{4}$ " modern c. 1970 clamshell trim that is used as baseboard is used as crown molding on the east, west and south walls.

Ceiling

The ceiling is 8'-4" above finished floor and consists of $5\frac{1}{4}$ " tongue-and-groove wood boards running north to south.

Finishes

The floorboards, trim, and door are varnished. The ceiling boards are unpainted. The modern veneer has a factory-applied finish.

Electrical Systems

The west wall has a metal covered outlet and the east wall at the bathroom has a metal outlet box with a plastic cover. The north wall has a metal covered switch. The south wall has a telephone jack and a 220 volt outlet with a metal cover, where at one time an air conditioning unit was probably used. The light is a 1970s era ceiling-mounted fixture.

Room 105 – Master Bathroom

This bathroom can only be accessed through the adjoining bedroom, Room 104. The bathroom measures about 6'-1" by 4'-7".



Figure 54, Fiberglass shower stall and base cabinet in master bathroom, Room 105.

Flooring

The flooring in the bathroom is sheet vinyl. A metal strip threshold measuring 1 $\frac{3}{8}$ " wide divides the bathroom flooring from the wood flooring in the bedroom.

Baseboards

Modern clamshell baseboard measuring $\frac{3}{4}$ " by 1 $\frac{1}{4}$ " are used in the bathroom dating to a c. 1970 remodelling.

Walls

The east, west and south walls are finished in modern $\frac{1}{4}$ " thick wood-grained veneer paneling measuring 4' by 8', part of the c. 1970 remodelling. The north wall is finished in 5 $\frac{1}{4}$ " flush wood boards.

Doors

The bathroom door is a modern flush-panel wood door measuring 2'-4" by 6'-8". It has modern 2"

diameter brass-plated doorknobs, a closet stop and two 3 $\frac{1}{2}$ " five-knuckle brass-plated hinges.

Windows

There are no windows in the bathroom.

Crown Molding

The same $\frac{3}{4}$ " by 3 $\frac{1}{4}$ " modern c. 1970 clamshell trim that is used as baseboard is used as crown molding in the bathroom.

Ceiling

The ceiling consists of 5 $\frac{1}{4}$ " tongue-and-groove wood boards running north to south.

Finishes

The wall boards, trim, and door are varnished. The ceiling boards are unpainted. The modern veneer has a factory-applied finish.

Plumbing

The bathroom fixtures include a synthetic sink with a 1970s era base cabinet, a modern toilet, and a modern fiberglass bathtub stall that measures 2'-7" wide by 2'-10" deep by 6'-0" tall.

Electrical Systems

The bathroom has two light fixtures; one is built-in to the mirror hanging above the sink and the other is a 1950s era ceiling-mounted fixture.

Room 106 – Southeast or Dining Room

This room was expanded and remodelled c. 1950. Adjacent to the kitchen, this room was probably used as a dining room. It measures about 11'-5 $\frac{1}{2}$ " by 9'-4 $\frac{1}{2}$ ".



Figure 55, Southeast oblique of dining room, Room 106.

Flooring

The wood floor boards, probably dating to c. 1950 when remodeled for a dining room with cabinets, measure 3¼" in width and are laid east-west. There is a seam in the flooring approximately 4'-3" off of the west wall. The floor shows signs of rotting and has a slope to the east.



Figure 56, North wall of dining room looking through doorway into kitchen, Room 107.

Walls

The north and west walls are finished in German siding that matches the siding on the main house. There is evidence of a patched 3'-0" wide doorway to Room 104 on the west wall. The east and south walls are finished in ¼" fiberboard, nailed to the studs with ¼" by 1½" wood strips covering the seams.

Doors

The only door in the dining room is the exterior five-panel wood door that is described in the *Exterior Features* section above.

Windows

The dining room has a total of three casement windows, two on the east wall and one on the south wall. They each measure 3'-2" tall by 2'-4" wide.

Ceiling

The ceiling is an unfinished sloped shed roof with exposed rafters and roof deck. The deck boards are 7/8" thick and vary in width from 5½" to 8½". At 7'-6" off of the west wall there are notches in the rafters where posts used to be. Two additional feet were added onto the rafters at some point in

order to extend the space. There is a seam in the roof decking next to the north wall, indicating that this addition was constructed separately from the kitchen addition in the adjacent room.



Figure 57, Typical casement window and scallop-trimmed shelving in dining room.

Finishes

The floorboards are varnished. The walls, trim, and ceiling members are all painted.

Plumbing

A copper plumbing pipe runs along the west wall and into the north wall. It is probably a water line that supplied water to the kitchen.

Electrical Systems

There is a plastic covered wall outlet in the west wall, along with a wall-mounted 220 volt metal box outlet. There are switches on the north and east walls, both with metal covers. The c. 1970 light in Room 106 is a brass-plated fixture without a globe.

Other Features

This room has two built-in bookcases and two built-in corner cabinets, installed in the c. 1950 expansion and remodeling of this room. The bookcases each measure 1'-5" wide by 6" deep and are 5'-7" tall. They are located at the east sides of the north and south wall. In the opposite two corners are the cabinets. The cabinet in the northwest corner of the room is 2'-8" wide and 6'-7" tall. The one in the southwest corner is 3'-3" wide and also 6'-7" tall. All of the built-ins have

matching scallop-edged trim work that is unique to Room 106.



Figure 58, C. 1950 built-in bookcase with scallop-edged trim work.

Room 107 – Kitchen

The kitchen as currently arranged is the product of a c. 1970 expansion and remodeling. The room is approximately 24'-0" long and at its deepest point 10'-1" across.



Figure 59, Southeast oblique of kitchen and dining room, Room 106, beyond.

Flooring

The wood floor boards, probably dating to c. 1920 when adapted as a family cabin, measure 3¼" in

width and are laid east-west. There is a seam in the flooring approximately 2'-3½" off of the east wall where the kitchen was extended. The wood floor is in poor condition and at the north end of the kitchen several feet of flooring has been removed and patched with new pieces of wood. In the northeast corner of the kitchen floor there is an exposed concrete slab that is flush with the wood flooring where at one time a hot water heater probably sat.

Walls

The north and west walls are finished in German siding that matches the siding on the main house. The east wall and the east side of the door opening on the south wall are finished in modern ¼" thick wood-grained veneer paneling measuring 4' by 8', part of the c. 1970 remodeling. The remainder of the south wall is unfinished with exposed wood studs.

Doors

The exterior door to Room 107 is the fifteen-light modern door that is described in the *Exterior Features* section above.

Windows

The kitchen has four modern aluminum sliding-sash windows, all of which are located on the east wall and date to the c. 1970 expansion.



Figure 60, Northeast oblique of kitchen, Room 107.

Ceiling

The ceiling is an unfinished sloped shed roof with exposed rafters and roof deck. The deck boards are modern and vary in width from 11½" to 12". There are three generations of rafter additions to the kitchen roof. The original rafters overhang

the west wall of the kitchen by 9" or 10". The second generation of rafters to the shed roof created a 6'-0" deep addition; the third generation added another 2'-0" to the kitchen, as did the fourth generation of rafters. As mentioned in the *Structural Systems* section above makeshift posts and beams were added later to support the third generation of rafters.

Finishes

The floorboards are varnished. The walls with German siding, trim, and ceiling members are all painted.

Plumbing

Copper plumbing pipes enter the kitchen through the south wall from Room 106. The pipe that runs along the south wall was probably a water line for the kitchen sink and the pipe on the west wall was probably a water line for a washing machine that is no longer present.



Figure 61, Southwest corner of kitchen configured for washing machine or other appliances.

Electrical Systems

The kitchen has exposed wiring. A metal box switch is located on the west wall as well as a plastic covered outlet. A plastic covered switch is located by the door to the outside. There are two ceiling-

mounted light fixtures in the kitchen that match the c. 1970 fixture in Room 104.

Other Features

In the southwest corner of the kitchen are two, board-wing walls with shelving. Water faucet and electrical are present, apparently to accommodate a washing machine or other appliances or equipment.



Figure 62, Early four-panel door between kitchen and northeast bathroom, Room 108.

Room 108 – Northeast Bathroom

The bathroom was constructed c. 1920 when the cabin was made ready for family use. The room measures about 9'-0" by 7'-4½".

Flooring

The flooring in the bathroom is sheet vinyl.

Walls

The north and east walls are finished in 5¼" beaded board, while the south wall has 4½" beaded board. The west wall is finished in 5¼" tongue-and-groove flush wood boards on top of German siding.

Doors

The bathroom door is a four-panel wood door measuring 2'-6" by 6'-6". The door has the original rim lock and key escutcheon but is missing the knobs on both sides.



Figure 63, Original rim lock of northeast bathroom door.

Windows

The bathroom has two six-light side-hinged sash windows, one on the north wall and one on the east wall, each measuring 2'-3" tall by 2'-10" wide. The north window has a 2" hook and the east window has a 2½" twisted hook.



Figure 64, Northwest oblique of Room 108, northeast bathroom with early plumbing and lighting fixtures.

Ceiling

The ceiling is an unfinished sloped shed roof with exposed rafters and roof deck. Unlike the rafters in the other additions these have not been added onto, which indicates that the bathroom addition was separate from the kitchen addition in the adjacent room.

Finishes

The wall boards, trim, ceiling members and door all painted.

Plumbing

The bathroom fixtures include a sink, toilet and an original claw-footed bathtub. The exposed supply lines and sink drain are made of PVC pipes.



Figure 65, C. 1920 claw-foot porcelain-on-iron bathtub.

Electrical Systems

The bathroom has two light fixtures; one is a mid-twentieth century ceiling-mounted light fixture and the other is a wall-mounted light fixture above the sink from the same era.



Figure 66, Light fixture above lavatory.



Figure 67, C. Mid-twentieth century ceiling light fixture in the northeast bathroom.

Other Features

Other features in the bathroom include chrome towel bars mounted to the north and east walls, a wood-frame mirror above the lavatory, two wooden shelves with brackets in the corner of the north and east walls and a long wood wall shelf with edge board on the north wall at the foot of the bath tub.



Figure 68, Wall shelf at foot of bath tub.

Ancillary Structures

Adamless Eden

Set close to the Addicks Cabin, just ten feet away to the north and set back on the property, is a child's one-story log playhouse. Known as Adamless Eden it was reportedly built in 1921. Except for its replacement roofing material and missing

plumbing fixture, the building appears intact as initially constructed.



Figure 69, View of Adamless Eden from Addicks Cabin's front porch. The bathroom wing extends to the right.



Figure 70, Cast cement door sill with imprint of small paws and hooves.

The main room measures approximately 10'-1½" wide by 14'-9½" long. In addition, there is a small rear wing that houses a bathroom. The floor is poured-in-place concrete in both rooms; the main room floor is 3½" below the threshold of the front door, while the bathroom floor is 4" above the main room. The logs of the main structure are unhewn, measuring between 4" and 6" in diameter, with saddle notching and Portland cement-rich daubing. In contrast, the rear bathroom wing has board-and-batten siding. The boards vary in width from 9½" to 11¾" and the battens measure 1" by 2½". There is an external chimney on the east side of the playhouse constructed of rough stone. The gable roof is covered with roll roofing.



Figure 71, Approach to Adamless Eden from Daisy Town Road.



Figure 72, Diminutive front door to Adamless Eden.

The wood panel front door to the playhouse is only 5'-0" tall with a clipped surround. The door hardware consists of two 8" barn hinges, a 3" Corbin deadbolt, and a 3" hook. In the cast cement threshold are the imprints of small paws and hooves. The window on the front (west) elevation is a four-light fixed sash window, measuring 1'-8 ½" tall by 1'-10" wide. There are

two windows on the east side; the one in the main room is a single-light fixed sash, measuring 2'-0" tall by 9½" wide. The second window is located in the bathroom wing; it is a two-light sliding-sash window, measuring 11" tall by 1'-11½" wide.



Figure 73, Small sliding-sash window at Adamless Eden's bathroom.

The playhouse ceiling is unfinished. Cross beams that measure approximately 4 ½" in diameter are located 6'-2" above the floor. The roof rafters measure 1¾" by 4½" and the distance from floor to the roof peak is 9'-4". The deck boards are 1" thick circular sawn, and vary in width from 5½" to 9¾".



Figure 74, Open framing above main room of Adamless Eden.

The main room has a stone fireplace on the east wall. The stone hearth is 3½" above the concrete floor. Just south of the fireplace, the bathroom is separated from the main room by a 9" high threshold at the doorway. The doorway has a log header and a log jamb on the north side. The south jamb is a wood stud. A metal bracket that remains

on the east wall indicates the location of the sink. A waste hole in the concrete indicates where the toilet was once located.



Figure 75, View looking east inside main room of Adamless Eden.



Figure 76, View looking west inside main room of Adamless Eden.

Character Defining Features

Addicks Cabin, the Adamless Eden playhouse and the many interconnected site features both natural and man made should be thought of as a whole. Together they create a unified design. Important character-defining characteristics include the following:

- The proximity of the cabin to the other retreat homes within the Appalachian Club Complex.
- The shared stone retaining walls and steps abutting Daisy Town Road, and the similar low stone walls, walkways, garden features and patios.

- Its densely wooded site at the top of the ridge.
- The small Adamless Eden playhouse to the north with exposed log walls and framing, stone fireplace and chimney, small doors and windows, and whimsical imprinted door threshold.
- The cabin's perimeter foundation stone wall.
- The open front porch, running the full width of the cabin.
- The German siding on the main block of the cabin.
- The board-and-batten siding of the rooms on the east side of the cabin.
- The cabin's three matching four-panel exterior front doors and their screen doors.
- The original six-over-six double-hung wood sash windows of the main block.
- The five-panel wood entry door at the east elevation.
- The three casement windows of the dining room.
- The side-hinged six-light casement windows at the northeast bathroom.
- The 3/4" wood flooring throughout most of the cabin.
- The 5/4" tongue-and-groove ceiling boards throughout the main block rooms.
- The built-in cabinets and bookcases with scallop-edged trim in the dining room.
- The early door hardware throughout the cabin.
- The early lighting and plumbing fixtures of the northeast bathroom.
- The ceramic tubes from the early knob-and-tube electrical system.

Summary of Physical Conditions

In general, the Addicks Cabin is in fair physical condition. It appears to be basically sound; however, there are concerns about the structural integrity of the multiple roof additions made to the front porch and especially to the east side of the cabin. Modern shoring has been installed in places to help support the many roof additions.

Some exterior elements, such as wood elements of doors and siding which are near or at grade, especially at the south and east elevations, are in poor condition. In some locations on the interior the flooring has deteriorated; again, these locations are primarily along the east exterior wall.



Figure 77, Temporary shoring of front porch.

Though the roofing material itself appears sound, the failure of rainwater collection and dispersal is a serious problem, a threat to the physical integrity of the wood building fabric and to site features. Many important constructed stone yard features are in poor condition.



Figure 78, Failed roof gutters, unpainted and deteriorated wood elements and loose stone site features.

The cabin's exterior is in dire need of a protective coat of paint.

Adamless Eden suffers from poor site drainage. Several logs close to grade have advanced deterioration.

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 Addicks Cabin (and its child's playhouse Adamless Eden), are in the core Daisy Town portion of the district.

This agreement also specifies the appropriate treatment for the Addicks Cabin (and Adamless Eden) 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 that 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.

The poor quality of construction, specifically in the two last eastward extensions of the kitchen, room 107, cause concern for the safety of visitors.

Likewise, the deteriorated condition of some significant site features of the cultural landscape may also jeopardize the safe travel about the site.

Accordingly, the Recommended Ultimate Treatment includes the restoration of the north, west and south exterior elevations to their circa 2005 appearances (prior to stabilization), the restoration of the east exterior elevation to its c. 1970 appearance, and the rehabilitation of the unaffected interior spaces to their current appearances 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 other restoration date selected. It is also recommended that contributing cultural landscape features of stone retaining walls, garden walls, stairs, culvert, patio, walks and associated features be stabilized or repaired and preserved. 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 Addicks Cabin (and Adamless Eden) 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.
- Removes modern post-1970 kitchen cabinets and does not incur the cost of designing replacement features.
- 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.
- Improves the safety of visitors by stabilizing or repairing site features.
- Improves the safety of visitors by removing unsafe construction and rebuilding with sound materials erected to safe building standards.
- 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.
- May rely on very limited information gathered during demolition, even speculation, to reconstruct the c. 1950 rear porch/kitchen wall.

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 in late December 2008. The "Memorandum of Agreement Re. Environmental Impact Statement and General Management Plan Amendment" 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 Addicks Cabin including the child's playhouse, Adamless Eden, 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 in its entirety to the circa 2005 appearance prior to the installation of temporary stabilization and rehabilitate the interior to retain its current appearance in good repair.

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 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.
- 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:

- Necessitates extensive remedial framing to the substandard roof structure of the kitchen.
- Requires extensive repair to the east wall of the kitchen.

Alternative #2: 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 rare 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 corner cabinets and wall shelves of the dining room, the extension of the front porch and the multiple extensions of the back porch (later 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 professional standards.

II.D Recommendations

The Recommended Ultimate Treatment for the Addicks Cabin and Adamless Eden 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.

Because a portion of the later modifications, specifically the two that extended the rear or east wall of the kitchen, are very poorly constructed and thereby pose a security/weatherization concern for the house and a safety concern for the occupants, it is recommended that these two modifications be dismantled and a more appropriate design be implemented.

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 extraordinarily rich 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 containing the Addicks Cabin and Adamless Eden.

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 Addicks Cabin site in conjunction with site drainage not only for Adamless Eden of same site, but also with adjoining properties, primarily the Mayo Cabin.
- Reuse the historic culvert shared with the Mayo Cabin property.
- Install French drain between Addicks Cabin and Adamless Eden as indicated on *Repair & Maintenance: Schematic Plans*; carefully select and remove trees that interfere with drainage.
- Repair in-kind the damaged porch framing. Sister onto each porch rafter with full-length conventional 2x4 framing; add same between each pair of existing rafters. Repair in-kind deteriorated features. Spot prime and repaint the front porch.
- Remove the east exterior wall of the kitchen and the last extension of roofing over this area.
- Using conventional framing, construct along the outer end of the second porch's roof framing, as indicated on the *Repair & Maintenance: Schematic Plans*, a new line of roof support between the dining area at the south end and bathroom at the north. New wall may be enclosed or screened to create a covered porch. Sister onto each porch rafter with full-length conventional 2x4 framing; add same between each pair of existing rafters.
- Repair in-kind deteriorated porch features. Spot prime and repaint.
- 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 site is not wheelchair accessible.
- Spot repoint chimney, especially at flashing, using compatible mortar as would for site features and other masonry as described above.

Addicks Cabin

- Record to Historic American Buildings Survey (HABS) Standards those portions of the building to be dismantled and removed.
- Investigate condition and stabilize/reconstruct any damaged portions of the masonry foundation walls and piers.
- Provide positive drainage away from the building.
- Make weather tight the exterior siding. Tighten elements to remove gaps between individual elements, caulk and repaint to enhance durability.
- Make weather tight exterior door and window units. Make tight the trim, caulk seams, reglaze windows 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 temporary supplemental framing for the front porch.
- 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.

Adamless Eden

- Investigate condition and stabilize/reconstruct any damaged portions of the masonry foundation walls and provide positive drainage away from the building.
- Investigate extent of rot in the exterior logs, primarily close to grade. Only in sections where deterioration exceeds 50% of log mass, make in-kind Dutchman repairs.
- Provide infill replacement daubing where missing, matching existing daubing in composition and appearance.
- Make weather tight exterior door and window units. Make tight the trim, caulk seams, reglaze windows as needed. Spot prime and repaint window sash and other previously painted wood surfaces.
- To enhance durability of unfinished wood elements, apply a natural penetrating oil to the logs and other unfinished wood surfaces.
- 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.
- Replace in-kind the roll roofing, or replace with documented earlier roofing giving special care for flashing at chimney.
- Discretely install hardware mesh at top of chimney to discourage entry by bats, birds and other animals.

- Disconnect, label and retain in place, for safety and interpretive purposes, unused elements and remnants of the cabin's previous 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 a new electrical system of limited scope for security and emergency lighting.
- Place, if possible, 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

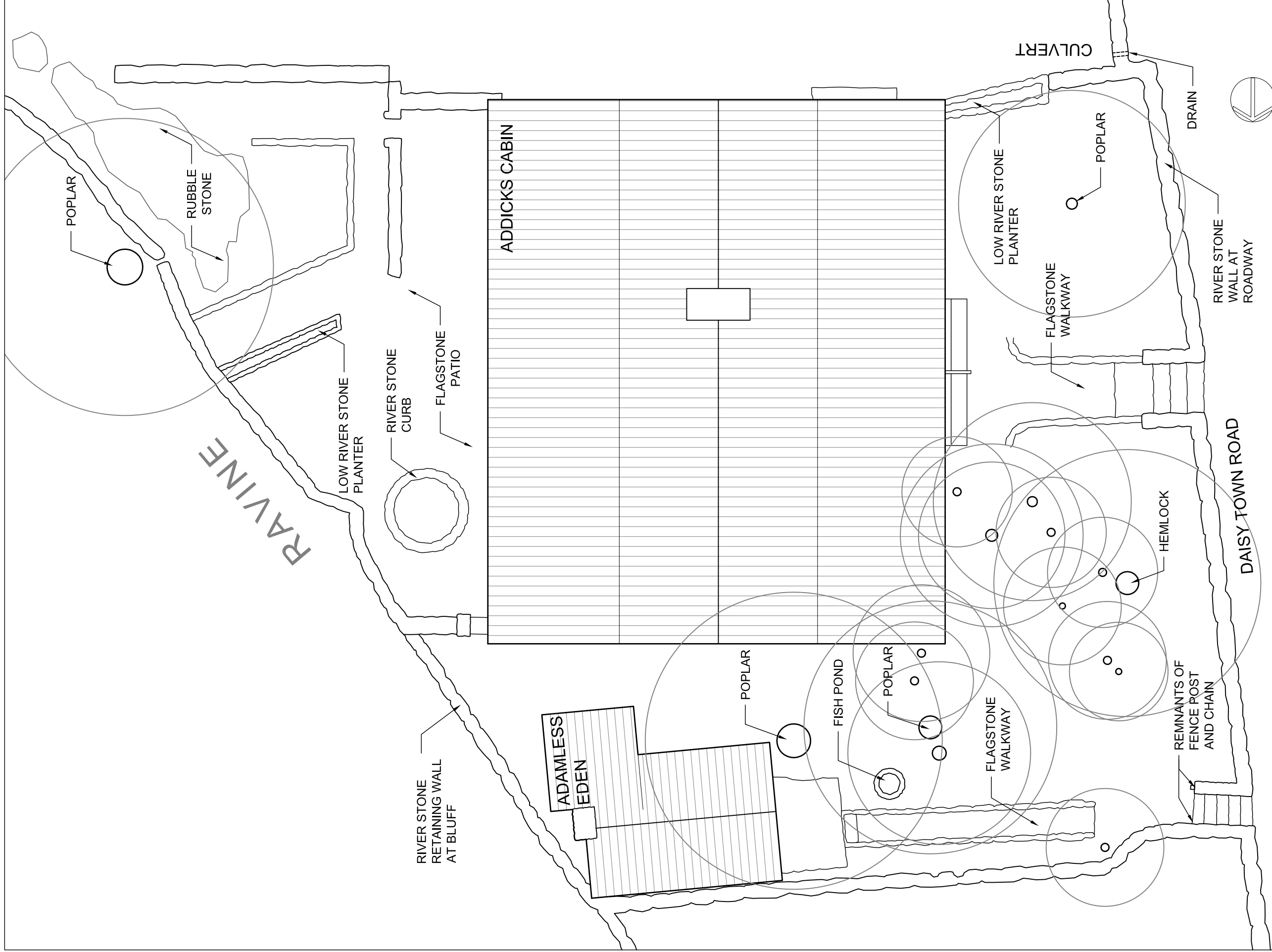
- Perform analyses of exterior and interior paint and finishes for reference in developing park interpretive programs.
- Given the richness of site features, prepare a Cultural Landscape Report (CLR) for the Elkmont Historic District. Incorporate results into park maintenance and interpretive programs.
- 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: Addicks Cabin Floor Plan
- Sheet 3: Adamless Eden Floor Plan
- Sheet 4: Door and Muntin Details
- Sheet 5: Millwork Details



1
1

SITE PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

0 2' 4' 8' 16'



DATE:
05.01.2010

RECORDED BY:
JKO
RLM

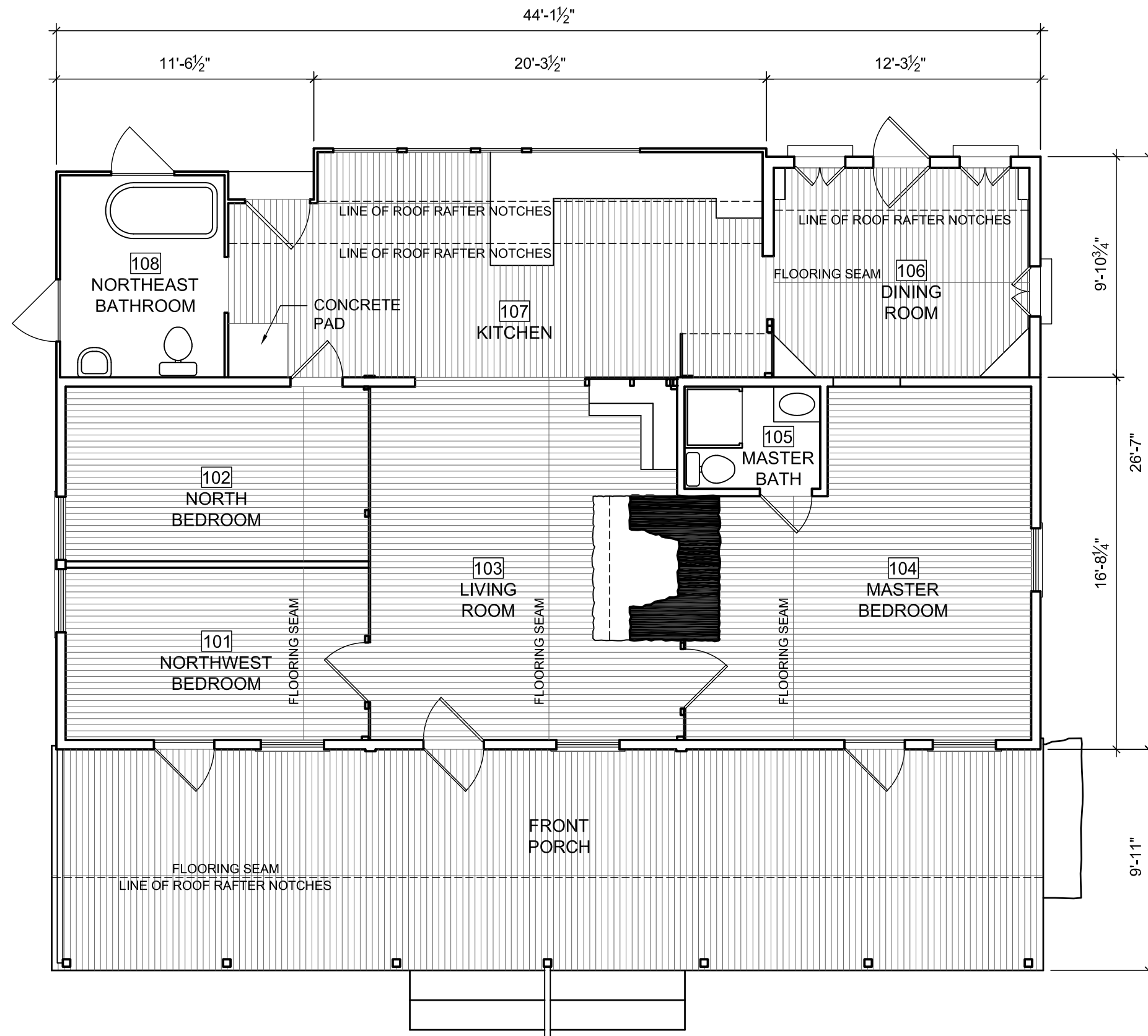
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APPENDIX A:
AS FOUND
SHEET

A-1

ADDICKS CABIN & ADAMLESS EDEN
GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

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

ADDICKS CABIN & ADAMLESS EDEN
GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

DATE:
05.01.2010

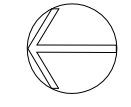
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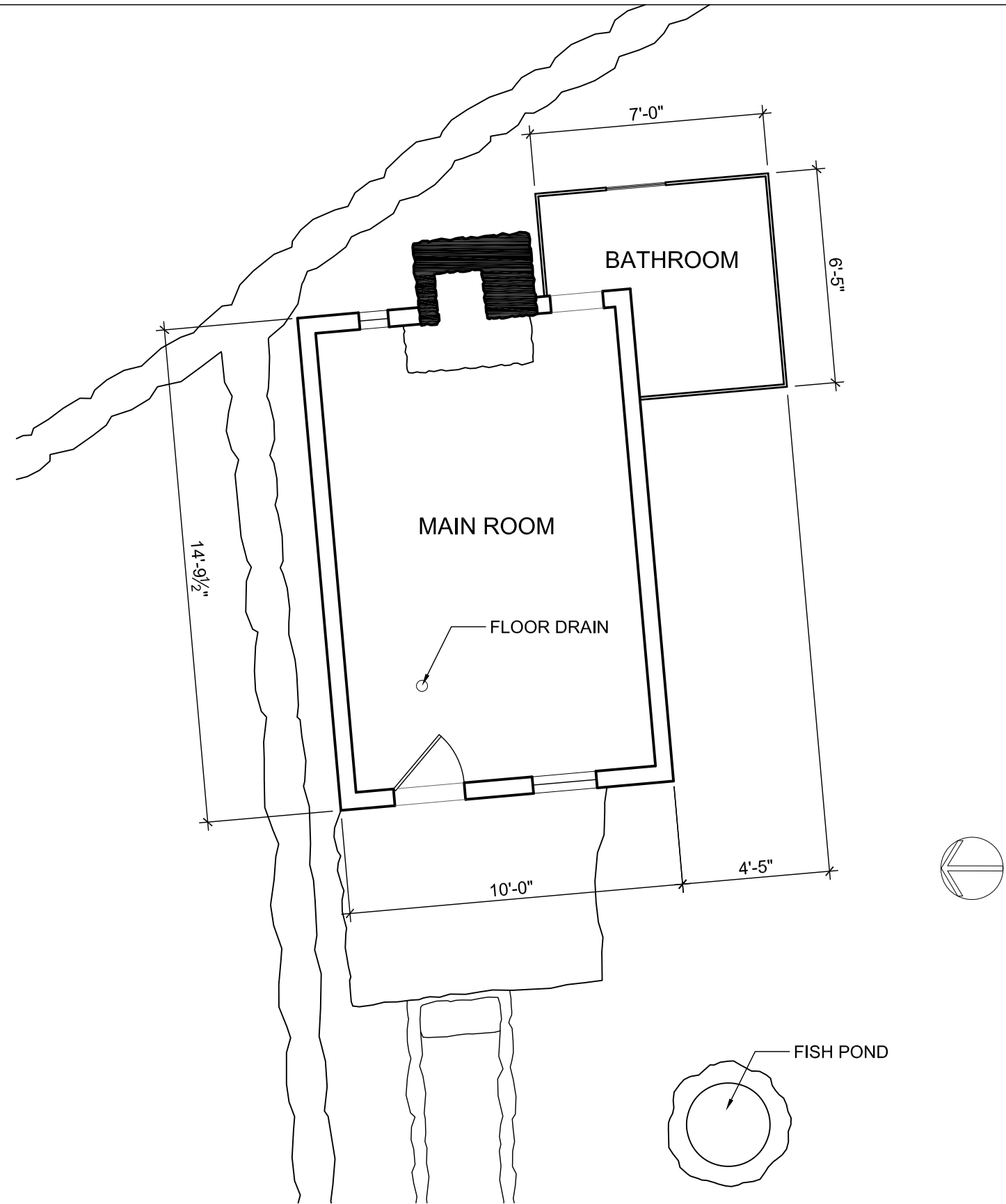
SCALE:
3/16" = 1'-0"

APPENDIX A:
AS FOUND
SHEET

A-2

1 **ADDICKS CABIN FLOOR PLAN**
2 SCALE: 3/16" = 1'-0"





1
3 ADAMLESS EDEN FLOOR PLAN
SCALE: 1/4" = 1'-0"



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ADDICKS CABIN & ADAMLESS EDEN
GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

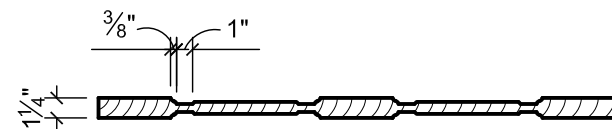
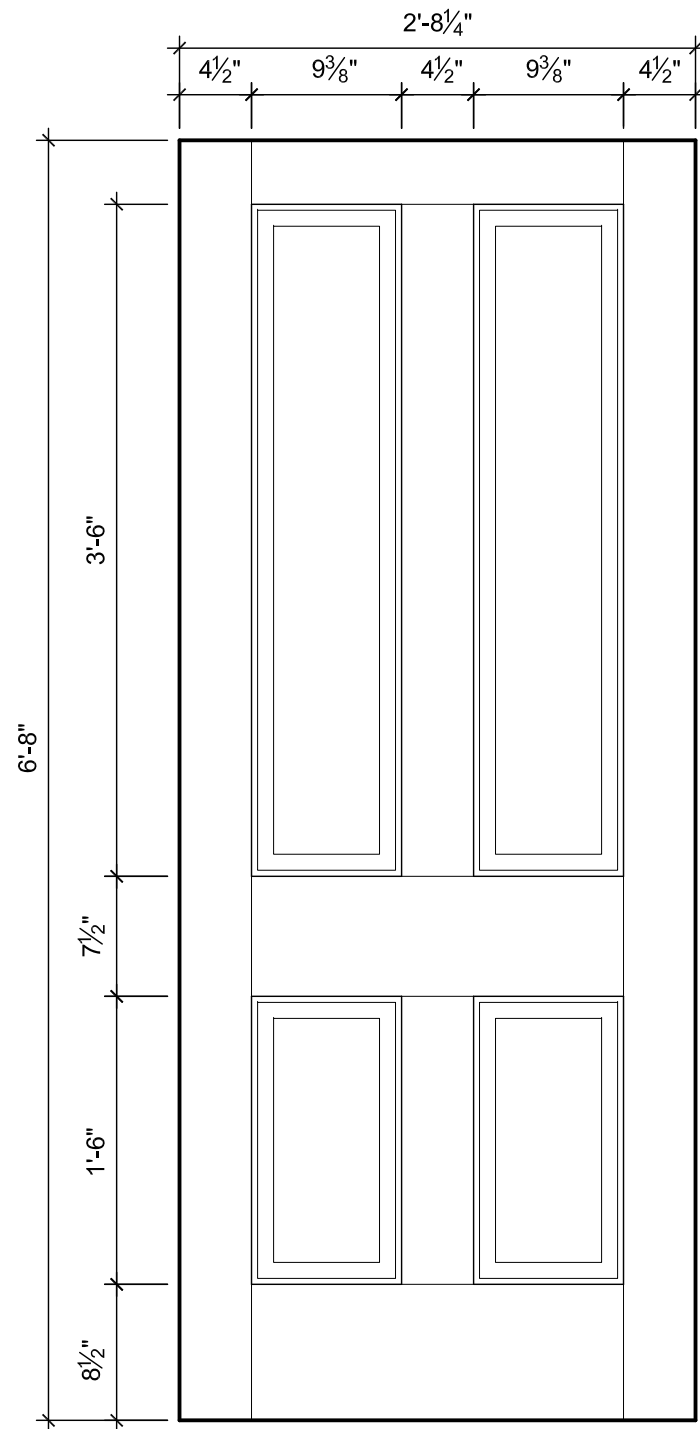
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05.01.2010

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RLM

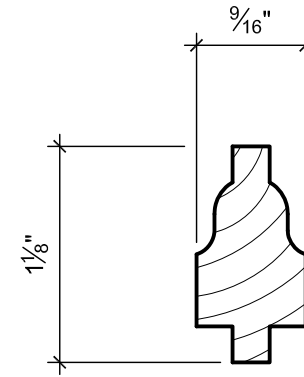
SCALE:
1/4" = 1'-0"

APPENDIX A:
AS FOUND
SHEET

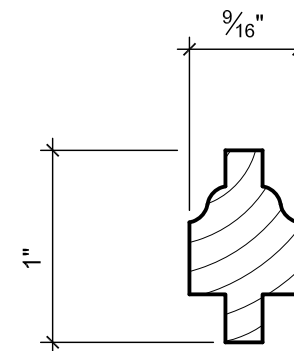
A-3



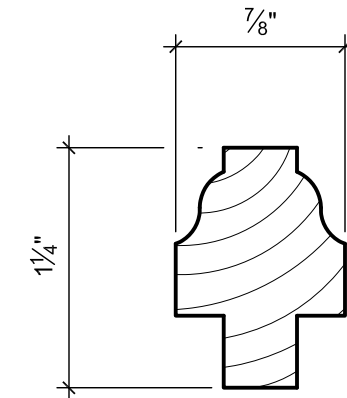
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4 TYP. C. 1920 FRONT ENTRY DOOR @ ADDICKS CABIN
SCALE: 1" = 1'-0"



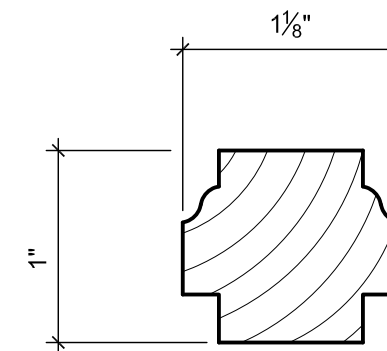
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4 TYP. C. 1920 MAIN BLOCK (DOUBLE-HUNG) WINDOW MUNTIN @ ADDICKS CABIN
SCALE: FULL SCALE



4
4 C. 1920 FRONT WINDOW MUNTIN (VERTICAL) @ ADAMLESS EDEN
SCALE: FULL SCALE



3
4 TYP. C. 1950 DINING ROOM (PAIRED CASEMENT) WINDOW MUNTIN @ ADDICKS CABIN
SCALE: FULL SCALE



5
4 C. 1920 FRONT WINDOW MUNTIN (HORIZONTAL) @ ADAMLESS EDEN
SCALE: FULL SCALE

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ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

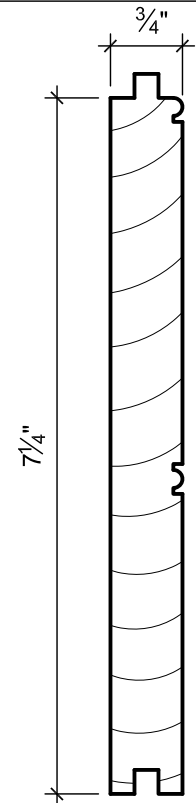
DATE:
05.01.2010

RECORDED BY:
JKO
RLM

SCALE:
VARIES

APPENDIX A:
AS FOUND
SHEET

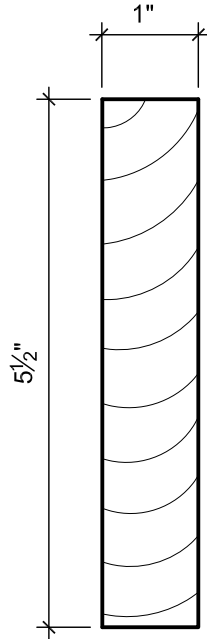
A-4



BEADED BOARD
@ PORCH RAILING

1
5

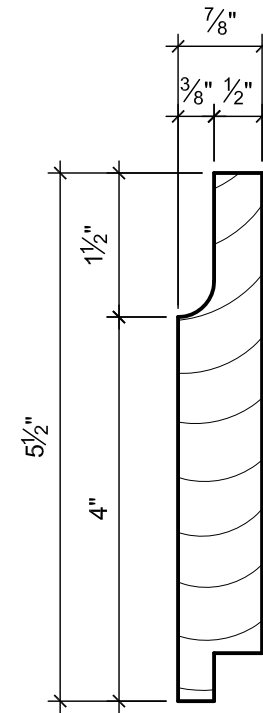
SCALE: 6" = 1'-0"



TYP. EXTERIOR DOOR
& WINDOW CASING

2
5

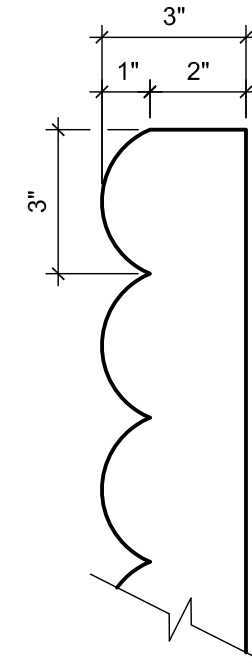
SCALE: 6" = 1'-0"



GERMAN SIDING

3
5

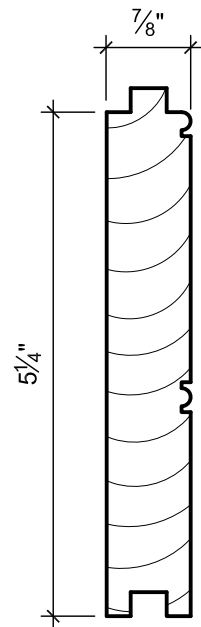
SCALE: 6" = 1'-0"



SCALLOPED TRIM
@ ROOM 106, DINING ROOM

4
5

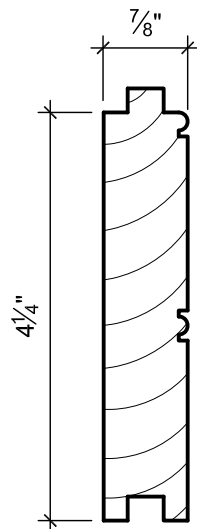
SCALE: 3" = 1'-0"



BEADED BOARD @ ROOM
103 & ROOM 108 (N & E WALLS)

5
5

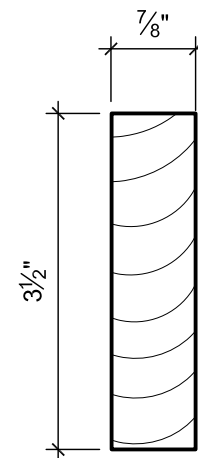
SCALE: 6" = 1'-0"



BEADED BOARD @
ROOM 108 (W WALL)

6
5

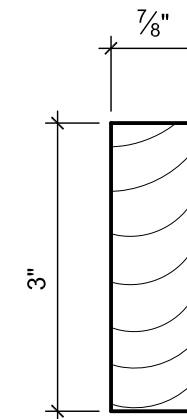
SCALE: 6" = 1'-0"



TYPICAL INTERIOR
DOOR CASING

7
5

SCALE: 6" = 1'-0"



FRONT DOOR
INTERIOR CASING

8
5

SCALE: 6" = 1'-0"

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SEVIER COUNTY, TN

DATE:
05.01.2010

RECORDED BY:
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RLM

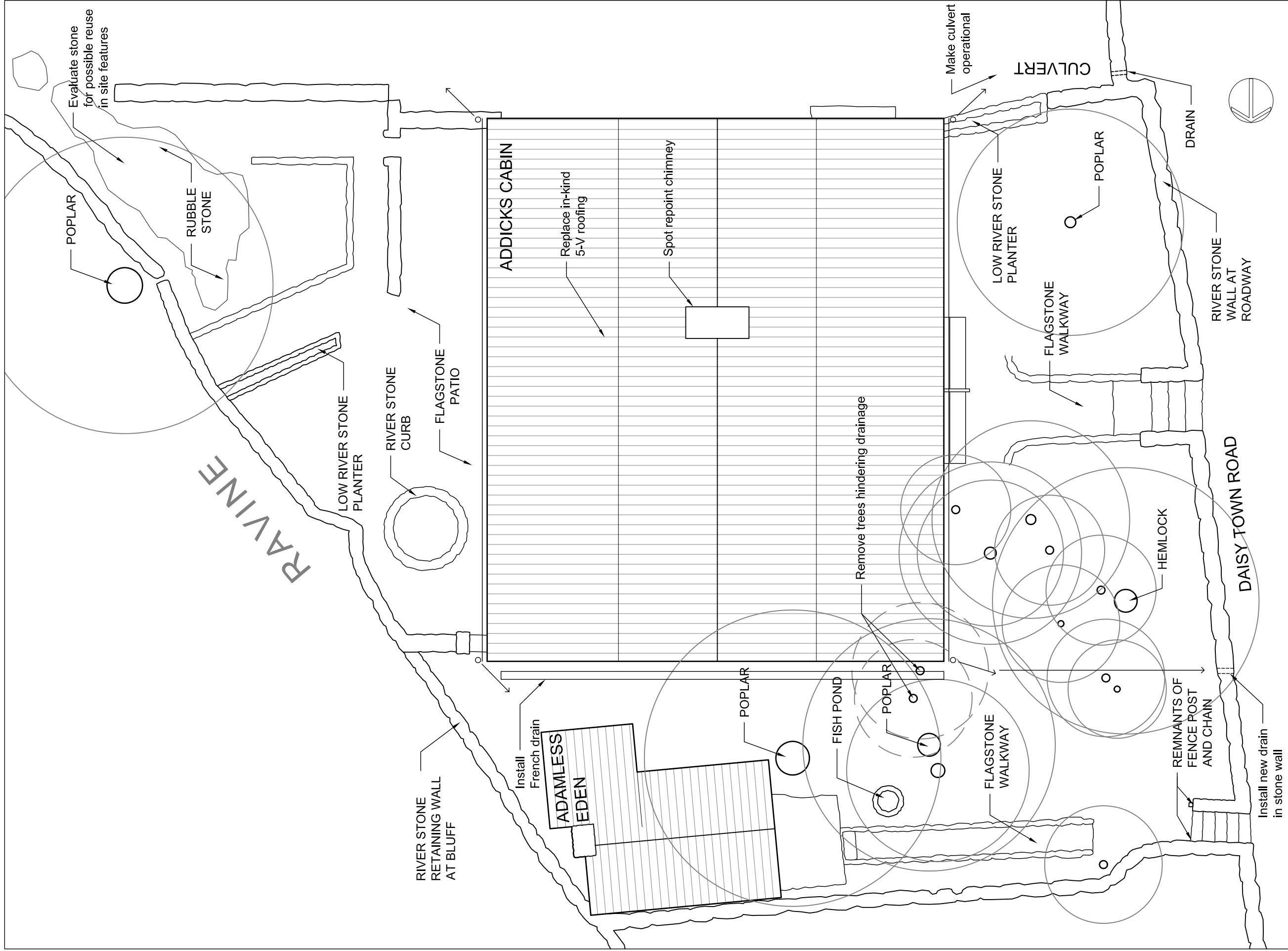
SCALE:
1 1/2" = 1'-0"

APPENDIX A:
AS FOUND
SHEET

A-5

Appendix B: Repair & Maintenance: Schematic Plans

- Sheet 1: Site Plan
- Sheet 2: Addicks Cabin Floor Plan
- Sheet 3: Adamless Eden Floor Plan



1
1
SITE PLAN
 SCALE: $\frac{1}{8}" = 1'-0"$

ADDICKS CABIN & ADAMLESS EDEN
 GREAT SMOKY MOUNTAINS NATIONAL PARK
 ELKMONT HISTORIC DISTRICT
 SEVIER COUNTY, TN

DATE:
 08.31.2010

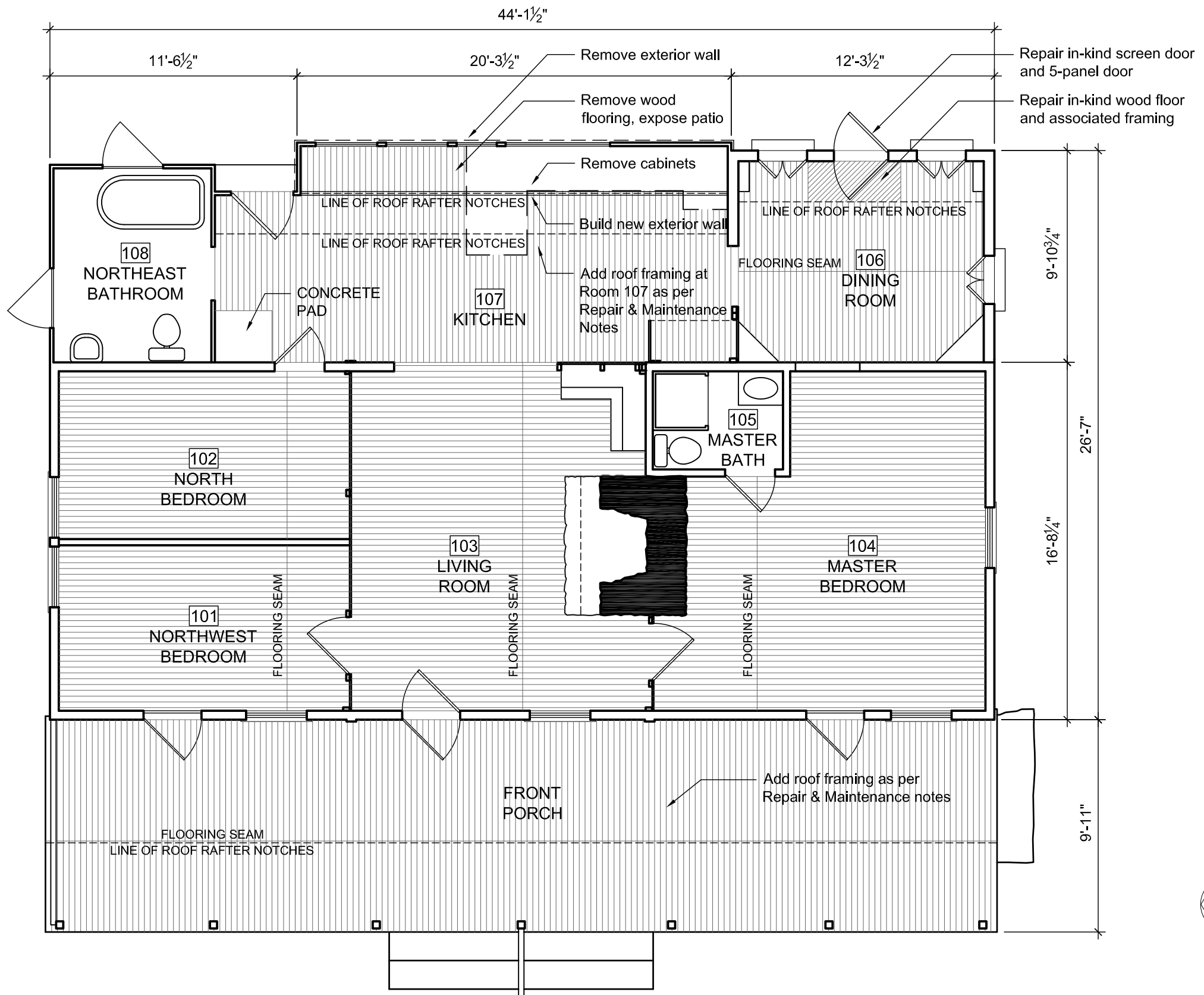
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SCALE:
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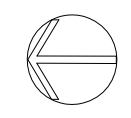
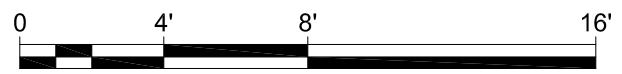
APPENDIX B:
 REPAIR &
 MAINTENANCE

B-1

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1 ADDICKS CABIN FLOOR PLAN
 2 SCALE: 3/16" = 1'-0"



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ADDICKS CABIN & ADAMLESS EDEN
 GREAT SMOKY MOUNTAINS NATIONAL PARK
 ELK MOUNT HISTORIC DISTRICT
 SEVIER COUNTY, TN

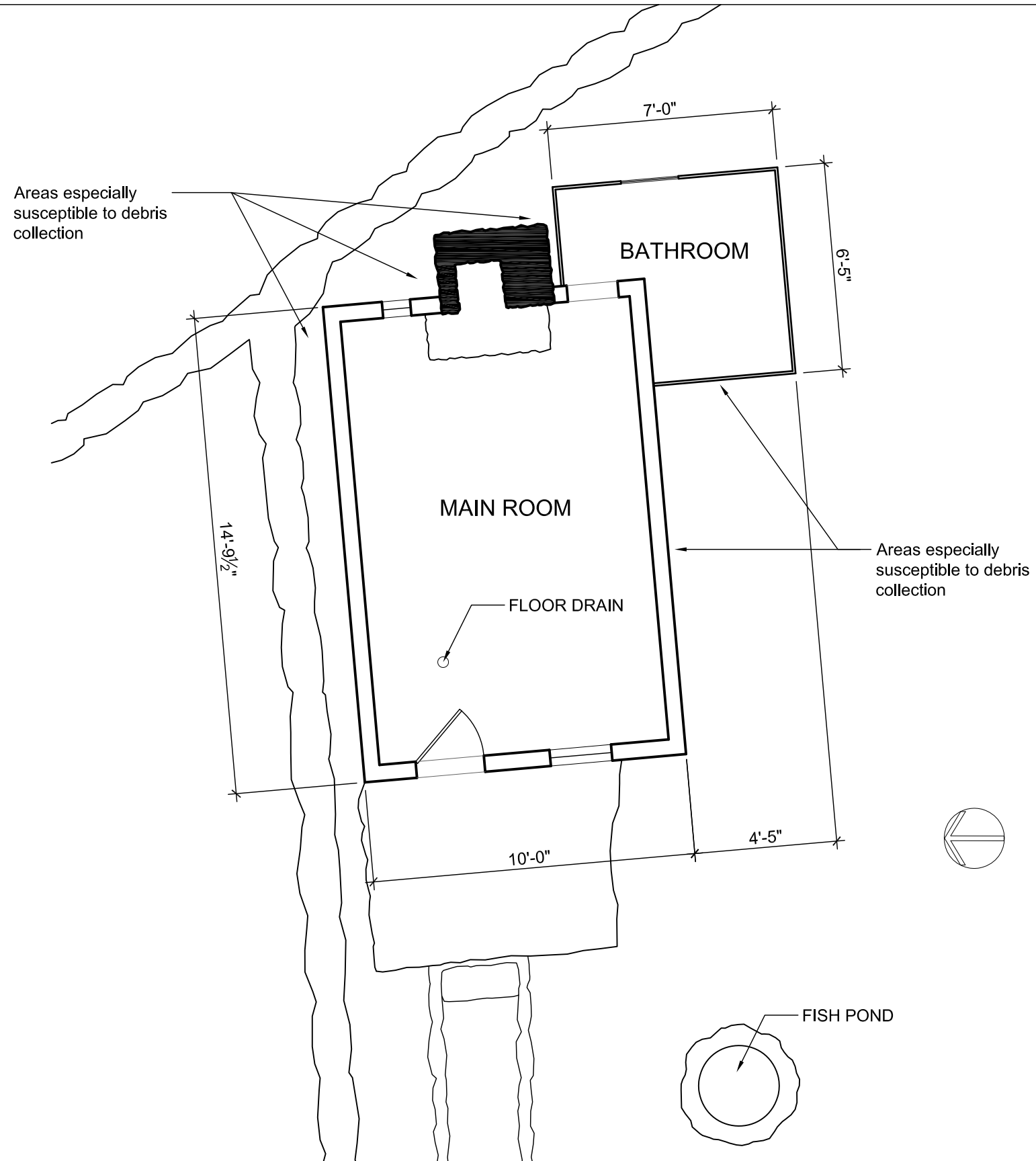
DATE:
 08.31.2010

RECORDED BY:
 JKO
 RLM

SCALE:
 3/16" = 1'0"

APPENDIX B:
 REPAIR & MAINTENANCE

B-2



1
3 ADAMLESS EDEN FLOOR PLAN
SCALE: 1/4" = 1'-0"



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ADDICKS CABIN & ADAMLESS EDEN
GREAT SMOKY MOUNTAINS NATIONAL PARK
ELK MOUNT HISTORIC DISTRICT
SEVIER COUNTY, TN

DATE:
08.31.2010

RECORDED BY:
JKO
RLM

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

APPENDIX B:
REPAIR &
MAINTENANCE

B-3

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