

# **CHAPMAN-BYERS CABIN**

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

## **HISTORIC STRUCTURE REPORT**



**February 17, 2009**

For

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

By

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

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## PROJECT TEAM

*Building Investigation/  
Building Condition Assessment*

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

*Building Recordation*

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

*Document Layout*

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

*Project Manager*

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

*Technical Review*

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

## EXECUTIVE SUMMARY

Although Native Americans had settled along the Little River 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 19<sup>th</sup> 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), which was approximately seventeen years in the making, from 1923 to 1940, brought about the demise of the club communities. Unlike previous national parks, with land donated or already in Federal domain, property had to be purchased by the states of North Carolina and Tennessee for transfer to the Federal Government. The property was often purchased from reluctant, property holders. An agreement was eventually reached with Elkmont residents in 1932 whereby land owners would receive lifetime leases in return for sale of their property at half the appraised value.

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

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

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

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

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

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

In the preparation of these historic structure reports, Diane Flaugh, Great Smoky

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

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

## ADMINISTRATIVE DATA

### Locational Data

*Building Name:* Chapman-Byers Cabin

*Location:* Elkmont Historic District  
Great Smoky Mountains National Park

*County:* Sevier County

*State:* Tennessee

### Related Studies

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

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

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

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

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

### Real Property Information

*Acquisition Date:*

### Numbering Information

*LCS #:* 501721

*Structure Number:* EDH-38

*FMSS Number:* 80210

**Size Information**

*Total Floor Area:* 1,456 square feet ± (Not including crawl space area)  
*First Floor Area:* 880 square feet ±  
*Second Floor Area:* 578 square feet ±  
*Additional Floor Area:* 300 square feet± (front porch and back deck)  
*Crawl Space Area:* 880 square feet ±  
*Finished Basement Area:* Not Applicable  
*Unfinished Basement Area:* Not Applicable  
*Roof Area:* 1,100 square feet ±  
*Perimeter Length:* 126'-3"±  
*Number of Stories:* 2  
*Number of Rooms:* 12  
*Number of Bathrooms:* 1

**Cultural Resource Data**

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



## PART I. DEVELOPMENT HISTORY

### A. HISTORICAL BACKGROUND AND CONTEXT

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

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

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

#### **Environment**

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

#### **Early Euro-American Settlement**

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

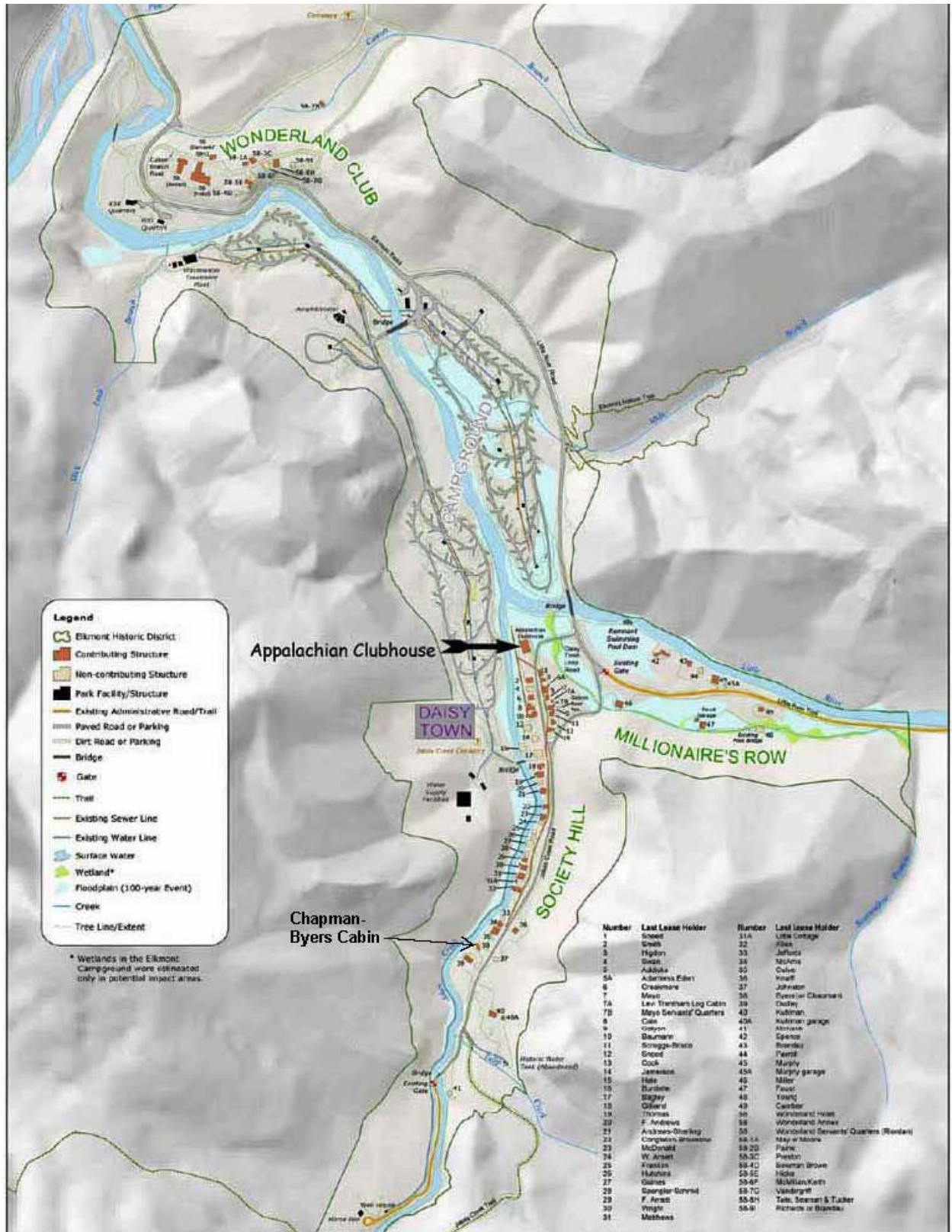


Figure A-1. Map of Elkmont Historic District (National Park Service).

double pen log dwellings, farm buildings and mills.

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



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

### **Arrival of Little River Lumber Company**

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

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

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



*Figure A- 3. Undated photograph of Little River Railroad Company observation car near Elkmont. ([www.littleriverrailroad.org](http://www.littleriverrailroad.org)).*

### **Appalachian Club**

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

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



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

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



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

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

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

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

<sup>2</sup> *Ibid.*, 17.

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

### **Wonderland Park Company (Club)**

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

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

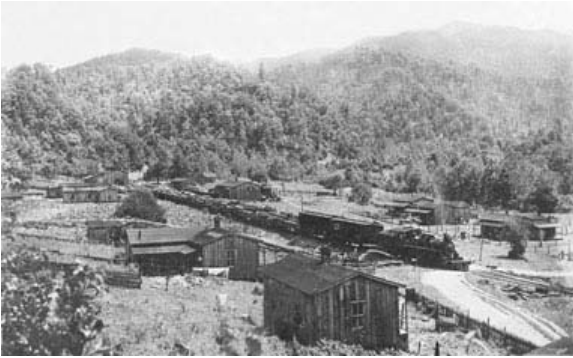


*Figure A- 6. Undated photograph of Wonderland Hotel (GSMNP Coll.).*

### **The Town of Elkmont**

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

<sup>3</sup> "Elkmont, Tennessee," [www.wikipedia.org](http://www.wikipedia.org).



*Figure A- 7. Documentary photograph of a log train in Elmont ([www.littleriverrailroad.org/](http://www.littleriverrailroad.org/))*

### **Retreat of the Lumber Company and Rise in Tourism**

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

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

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

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

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

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

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



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

### **Architecture in the Elkmont Development**

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

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

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



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

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

### **Col. David C. Chapman**

Colonel David Carpenter Chapman was a pivotal figure in the creation of the Great Smoky Mountains National Park and owner of a cabin in the Appalachian Club community, the Chapman-Byers Cabin. Given his importance and connection to the cabin in question, a brief biography will be given.



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

Colonel David Carpenter Chapman was born on August 9, 1876, in Knoxville, Tennessee to parents John Ellis and Alice Young Chapman. His father was a prominent Knoxville businessman and founder of a successful wholesale drug company, Chapman, White, Lyons & Company. The younger Chapman attended the University of Tennessee for two years before dropping out in 1897. The following year, he served in the 3<sup>rd</sup> Tennessee Volunteer Infantry as the aide-de-camp to Brigadier-General L. W. Colby during the Spanish-American War.

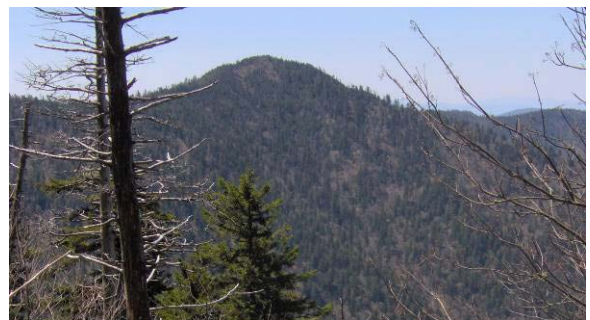
Chapman returned to Knoxville, and assumed presidency of the wholesale drug company after his father's death. He quickly established himself as a leading citizen and was active in social, civic and fraternal organizations. In particular, he served as the director of the Commercial Club, the Appalachian Exposition, and the Appalachian Club. He was married twice, first to Augusta McKeldin who died, and later to Sue Johnston Chapman.

Col. Chapman earned his military title during World War I. Tennessee Governor Rye selected him to reorganize the National Guard in East Tennessee. During the war,

Chapman commanded the 5<sup>th</sup> Tennessee Regiment and remained in the Guard until his resignation on November 20, 1918.

Perhaps Col. Chapman's most notable contribution was his role in the creation of the Great Smoky Mountains National Park in the 1920s, which will be described in further detail in the next section. This was not Col. Chapman's first foray into mountain region, for he had served as one of the directors of the 1910 and 1911 Appalachian Exposition, promoting the natural resources of the mountains. It was his later involvement with the Appalachian Club however, that sparked his interest in a park and the financial benefits of new roads and facilities to local businesses.<sup>4</sup>

Chapman received extensive recognition for his service to the National Park Service and the Great Smoky Mountains National Park. The Chapman-Byers Cabin was given to him by the National Park Service, a 6,340 foot peak within the park was named Mount Chapman, and U.S. Highway 441 in Knoxville was designated Chapman Highway.<sup>5</sup> Col. Chapman died on July 26, 1944.



**Figure A- 11.** Mount Chapman.  
[http://en.wikipedia.org/wiki/Mount\\_Chapman](http://en.wikipedia.org/wiki/Mount_Chapman)

<sup>4</sup> Little River Railroad and Lumber Company Museum. <http://www.blountweb.com/littleriverrailroad/elkmont.htm>.

<sup>5</sup> Thomason and Associates. *The History and Architecture of the Elkmont Community*. Atlanta, GA: National Park Service, Southeast Region, 1993.



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

The establishment of the Great Smoky Mountains National Park (GSMNP) was approximately seventeen years in the making, 1923 to 1940, and brought about the demise of the club communities. The idea to create a national park in the Great Smoky Mountains was initially proposed by Willis and Anne Davis, who were inspired by the national parks in the west and wondered if the same could be created here. The Davis family, wealthy and influential Knoxville residents, were able to generate interest in the idea among politicians, businessmen, and naturalists.

As the park idea gained momentum, a group of Knoxville businessmen, many of whom were members of the Appalachian Club, created the Great Smoky Mountains Conservation Association in 1923 to promote the creation of a national park. At the urging of the Smoky Mountains Conservation Association, Governor Austin Peay appointed Col. Chapman in 1925 to be the East Tennessee member of the Tennessee State Park and Forestry Commission. 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. In 1927, the State of Tennessee created the Tennessee Great Smoky Mountains Park Commission whose main purpose was to purchase land for the park. Col. Chapman was appointed as the first commissioner and was pivotal in securing properties. During this period, Col. Chapman, together with Arno Cammerer, Director of the National Park Service, convinced John D. Rockefeller Jr. to make a gift of \$5 million in matching funds.

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

The establishment of Great Smoky Mountains National Park effectively ended both new development and the sale of lots in the Elkmont communities. Although the restrictions were detrimental to expansion of both clubs, they nevertheless, contributed to the overall preservation of the community plan, landscape features, and most of the buildings. Available records do not address changes in the two clubs during the 1930s and 40s. In 1952, the lease terms were reconstituted as members of both clubs exchanged their lifetime leases for a fixed 20-year lease in exchange for commercial power service.<sup>6</sup> The leases were again extended for another twenty years in 1972 with the majority expiring in 1992. In 1994, the properties associated with the two clubs were listed on the National Register of Historic Places as the Elkmont Historic District, and in 2001, the last of the leases finally expired. All properties are now under National Park Service ownership.

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<sup>6</sup> “Elkmont Historic District. Draft Environmental Impact Statement and General Management Plan Amendment.” National Park Service. January 2006.

## B. CHRONOLOGY OF DEVELOPMENT AND USE

The Chapman-Byers Cabin sits at the southern end of the Appalachian Club complex and is believed to have been constructed in 1912.<sup>1</sup> Two names are associated with the cabin, Chapman and Byers, who both owned it at different periods. Previous reports have consistently referred to the Cabin as the Chapman-Byers Cabin but the order will be changed to reflect Chapman being the earlier owner and the more well-known of the two. No information has been found concerning its first, unnamed, owner. We do know however, that Col. David Chapman was given the Cabin in recognition for his service and involvement in the creation of the Great Smoky Mountains National Park.<sup>2</sup> This would put Col. Chapman's ownership of the Cabin sometime in the mid-1930s, after the Park was created. Ownership was, at an unknown date, transferred to Rufus A. Byers, who was Col. Chapman's brother-in-law.<sup>3</sup> The dates of his ownership are also uncertain.

### Initial Construction

The Cabin was constructed circa 1912 on the west side of Jakes Creek Road. Aesthetically, the Cabin is reminiscent of other cabins in the district in its simplistic design and construction. Although these traits are not unique in and of themselves, together with other design features the Cabin reflects the Craftsman Style, a popular

residential style of the early twentieth century. This style was well publicized in magazines and home builder catalogues of the time and was the predominant style for many of the Elkmont cabins.

Elements of the Craftsman style can be seen on the exterior of the Cabin in its use of board-and-batten exterior siding, simplified massing, and un-hewn log posts and railings at the back porch. The east, front, elevation is three bays wide with a central entrance and a pair of six-over-six double-hung windows on either side. Above the entrance is the sleeping porch with single light shed dormers on either side. At the west, rear, elevation, there is a central shed dormer and an L-shaped back porch.



Figure B- 1. Front, east, elevation.



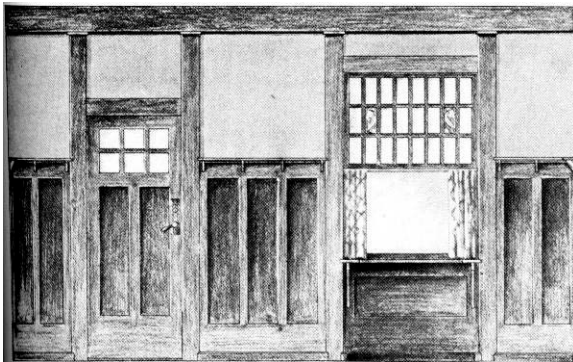
Figure B- 2. Example of a Craftsman style house showing simple exterior massing and dormer with shed roof (illustration published in the *Craftsman*, March 1905).

<sup>1</sup> TRC Garrow Associates, Inc. *The Cultural Resources of the Elkmont Historic District*, unpublished report for the Great Smoky Mountain National Park Service, May 2002, pg. 160.

<sup>2</sup> Thomason and Associates, *The History and Architecture of the Elkmont Community*, unpublished report for the National Park Service, Southeast Region, March 1993, pg. 114.

<sup>3</sup> Yarbrough, "Elkmont, Rooted in Smoky Park History, Is Proud of Tradition," *The Knoxville News-Sentinel* August 29, 1965.

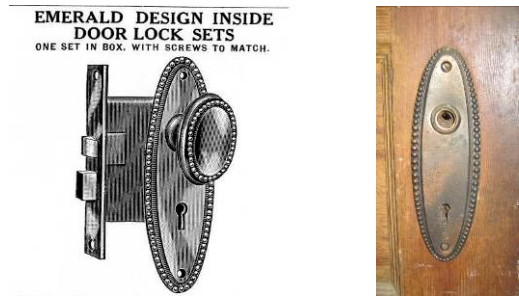
Despite modifications, the interior plan and detailing follow the Craftsman examples. Board-and-batten wainscots, simple plank-board casing, and a preference for natural materials, all Craftsman features, are evident throughout the interior. Specific features, such as the divided light windows, sash doors, and hardware, have counterparts in a 1910 Sears, Roebuck Home Builder's catalog. Although the items appearance in the catalogue does not necessarily mean the owner bought these items from the department store, it does suggest there popularity and gives an indication of the items approximate date.



*Figure B- 3. Craftsman-style interior showing board-and-batten wainscot, wide plank-board casing, and expression of natural materials (Illustration published in the Craftsman, October 1907.*



*Figure B- 4. Room 101 showing remnants of the Craftsman interior.*



*Figure B- 5. Lock set from a 1910 Sears, Roebuck Home Builders catalog (left) compared to an existing escutcheon plate at the Cabin (right).*

### Additions/Modifications

Much of the cabin's original floor plan and some of its interior surfaces appears to have remained in place. Modifications therefore are typically of finish materials and largely cosmetic. The following summary of additions and modifications is based on physical investigation of the cabin. Available records include no photographs or other documentation. Refer to Part I-C for a room-by-room description.

*Sleeping Porch:* Room 205, the sleeping porch on the second floor, east elevation, appears to be an addition. The joists extend into Room 201 where they are tied into that room's joists. Room 201's joists likewise extend into the sleeping porch and appear to have once supported the roof overhang. When this addition was constructed is difficult to determine given the similarities in materials and construction techniques.

Besides structural differences, there are also aesthetical reasons for why the sleeping porch may be an addition. Its large scale, for instance, is incongruous with the rest of the exterior elevation (refer to *Figure B- 1*).

*Room 203 Window:* Based on observations of the exterior, it appears that there was a window of the same size and type as the existing one. Evidence for this window can be seen on the exterior where there is a

wood panel covering the previous opening. Behind the removed window is the present shower-stall which appears to date from the last quarter of the twentieth-century. It seems likely that the window was removed when the shower was installed.



**Figure B- 6.** West elevation dormer showing wood panel covering previous window opening.

*Flooring:* The first vinyl floor used by the construction industry was an asbestos vinyl tile called Vinylite and was introduced in 1931 by the Carbide and Carbon Chemicals Corporation.<sup>4</sup> Although it was introduced in the early thirties, vinyl flooring did not get produced in significant quantities until after World War II. By the 1950s, vinyl flooring was effectively competing, in both roll and tile form, against rubber, asphalt, and linoleum flooring.<sup>5</sup> Vinyl has continued to be a popular and inexpensive flooring material.

The original flooring appears to have been tongue-and-groove floor boards. In many of the first floor spaces, the wood floor has been covered by sheet vinyl or vinyl tile flooring.

<sup>4</sup> Kimberly A. Konrad and Paul D. Kofoed, "Vinyl Tile," in *Twentieth-Century Building Materials*, ed. Thomas C. Jester (Washington D.C.: McGraw-Hill Companies, 1995), 241.

<sup>5</sup> *Ibid*, 241.



**Figure B- 7.** Multiple layers of flooring.

When this flooring was put in is hard to determine given that vinyl flooring has been popular for most of the last half of the twentieth century. The vinyl flooring in the kitchen, Room 103, however, is a different matter. Underneath the earlier vinyl (top left in *Figure B- 7*), newspapers were laid down and used as a kind of subfloor or cushion. The year of the newspapers is 1967, indicating that the vinyl flooring in this room is a later addition.



**Figure B- 8.** Newspaper, dated August 3, 1967, found under earliest vinyl flooring in Room 103, the kitchen.

#### *Wall/Ceiling Coverings:*

One's first impression of the interior reveals a hodge-podge of wall and ceiling coverings. The earliest walls appear to be the vertically orientated plank-boards, which were fastened at the top and bottom and

sometimes reinforced with a horizontal member. This type of construction has been referred to as box construction. No structural studs are used and the interior walls are very thin. Many of the earliest ceilings likewise, appear to be the exposed joists and decking for the floor above. Where once exposed, the joists and decking were painted.

Over these early wall and ceiling systems, other coverings have since been added. Some, like the laminated hardboard paneling seen in Room 101, are clearly a more recent addition. Other wall and ceiling panels however, appear to be a brown fiber-board and may be early if not original. These materials will be presented chronologically and include fiber-board, drywall, and hardboard paneling.

Fiber-board: Fiber-board has been in use since the early twentieth century but not mass-produced or widely available until the 1910s.<sup>6</sup> Its popularity lasted up-until the 1960s when plywood and particleboard paneling became more predominant. The boards are composed of wood or other vegetable fibers and they come in different types, such as insulation board, medium-density fiberboard, and hardboard. The thicker, lower density, boards were often used for insulation while the thinner, higher density, boards had some rigidity and were subsequently used for interior and exterior sheathing. Fiber-board was initially marketed as a finish material but only after the Depression did it start becoming confined to sheathing under exterior siding.

Some of the wall and ceiling surfaces appear to be covered with brownish fiber-board

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<sup>6</sup> Carol S. Gould, Kimberly A. Konrad, Kathleen Catalano Milley, and Rebecca Gallager, "Fiber-Board" in *Twentieth-Century Building Materials*, ed. Thomas C. Jester (Washington D.C.: McGraw-Hill Companies, 1995), 120-125.

panels with wood battens over the joints. The boards have all been painted and vary in thickness from ½", found primarily in Room 203's ceiling, to ⅛" boards found at both the walls and ceilings on the first floor. Based on the early date of its mass-production, it is possible that some of the brown fiber-board paneling on the walls and ceilings is early or possibly even original.

Drywall: Many of the walls and ceiling surfaces in the Cabin have been covered in drywall. Drywall, although invented in 1916 by the United States Gypsum Company, did not become popular for residential design until after World War II.<sup>7</sup> Plastering was a time consuming process in which a substantial amount of wood lath was used onto which three successive coats of plaster were layered. Each of the layers had to dry before the next one was applied and no work could be done in the vicinity while it was still wet. As a result, drywall became a popular replacement for plaster because it was less labor intensive to install, it came in standard panel sizes, and was cost efficient. These attributes account for its tremendous popularity, especially in the post-war housing boom.

The drywall used at the Cabin is typically ¾ or ½" thick and most likely dates from the second half of the twentieth century. In most cases, the joints were not taped and covered with joint compound, but rather covered with wood battens. Since drywall remains a popular building material it is difficult to date exactly when it was installed.

⅛" Laminated Hardboard: During the late twentieth-century, laminated hardboards with a faux wood surface became popular

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<sup>7</sup> Kimberly A. Konrad and Michael A. Tomlan, "Gypsum Board," in *Twentieth-Century Building Materials*, ed. Thomas C. Jester (Washington D.C.: McGraw-Hill Companies, 1995), 269-271.

wall coverings. These hardboard panels appear on many of the first floor walls.



**Figure B- 9.** Early board-and-batten wainscot on the left wall with later gypsum board-and-battens above. The right wall has been covered with 1/8" laminated hardboard paneling. The ceiling is likewise covered with later gypsum board-and-battens.

### *Wall Opening*

In addition to the later wall, ceiling, and floor coverings, it appears that the opening in the wall separating Rooms 102 and 103 has been enlarged. Previously there was a smaller doorway at the west end of the dividing wall. The extent of the old wall and width of the doorway is evident at the floor, where the underlying wood floor is exposed in the area of the previous wall and the earlier doorway is marked by a thin metal threshold (*Figure B- 7*). The date for when this opening has been enlarged is not certain but it appears that it was in the last half of the twentieth century.



**Figure B- 10.** Enlarged opening between Rooms 102 and 103.

### *Electrical*

According to TRC Garrow Associates' report, power lines were not in place to serve the Appalachian and Wonderland Clubs until 1930. It is not certain whether this meant the clubhouses themselves or the associated cabins. In 1952 however, many tenants exchanged their lifetime leases for a twenty-year lease for commercial power service indicating that previously power was generated on-site and was therefore probably limited. Based on the above date, the Chapman-Byers Cabin apparently did not have electricity when first constructed and all electrical devices date from 1930 at the earliest.

Examples of early electrical devices include the light switches and their cover plates. There is a six-button switch in Room 101. This switch would appear to be the oldest since push-button switches became outmoded by the 1930s but it is not the only early switch. Throughout the Cabin there are brown plastic toggle switches and molded-plastic cover plates. The molded plastic cover plates may be Bakelite which was a synthetic plastic marketed during the 1930s for use in many products, including electrical devices because of its heat resistance and electrically non-conductive

properties.<sup>8</sup> Many of these molded plastic switches and cover plates may date from the second quarter of the twentieth century.



*Figure B- 11. Variety of light switches found in the Cabin.*

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<sup>8</sup> Wikipedia, “Bakelite,”  
<http://en.wikipedia.org/wiki/Bakelite>

## C. PHYSICAL DESCRIPTION

### General Description

The Chapman-Byers Cabin was reportedly built in 1912 at the southern end of the Appalachian Club Complex of the Elkmont Historic District. It belongs to a community of cabins within the club complex known as Society Hill. The cabin is named after Rufus A. Byers and Col. David C. Chapman, the driving force behind the creation of the Great Smoky Mountains National Park and to whom the cabin was given in recognition of his service. Chapman's ownership of the house probably dates from the mid-to-late-1930s, after he distinguished himself in the park's creation. How long he owned it is not know, but it was eventually bought or given to his brother-in-law, Rufus Byers.

The cabin is a simple rectangular one-and-a-half story house with metal v-crimped gable roof, and projecting screened-in sleeping porch covering an open entrance porch. The exterior walls are covered with board-and-batten siding while the crawl space is hidden by vertical boards. The east, front, elevation is three bays wide with a central entrance and a pair of six-over-six double-hung windows on either side. Above the entrance is a large sleeping porch with a shed roof. Shed dormer windows flank the sleeping porch. At the west, rear, elevation, there is a central shed dormer and a L-shaped back porch.

The interior has two floors with the first floor being roughly rectangular and divided into seven rooms. The more public rooms are located at the northern two-thirds of the cabin and private rooms in the southern third. Early board-and-batten walls remain as do the original staircase, masonry fireplace, and many of the doors, windows, and casing.

The second floor is cruciform in shape with bedrooms in the north and south ends and a small bathroom at the rear. The stairs enter into a large central room with sleeping porch to the east. In addition to the cruciform plan, original elements of the second floor include the stair opening, exposed masonry chimney, windows, and the door to the sleeping porch.



*Figure C- 1. Chapman-Byers Cabin viewed from the southeast showing the sleeping porch addition over the front porch.*

### Construction Characteristics: Structural Systems

Situated on an incline, the cabin is one and one-half story in height and built of board wall construction sometimes referred to as “box construction”. (In box construction, a type of construction used for small, infrequently occupied houses, the walls are constructed of vertical boards, one board thick, fastened at top and bottom to either joists or wall plates, and without wall studs. With longer distances of the walls, over ten feet or so, the walls often are made more rigid by a horizontal framing member at about mid-wall height.)

The cabin rest on wood posts of varying heights, some sawn and some log, some on a stone base and many sticking into the ground. There are some masonry piers



added to supplement the posts, many of which are severely damaged by rot where connecting with grade.

In general, the house is an assortment of buildings materials, some new and some reused, and construction techniques. The execution of the work is more akin to casual assemblage than skilled craftsmanship suggesting that persons with much construction experience had limited if any involvement with the house's erection.

**Foundations:** At first glance, the wood piers supporting the house, except at the perimeter, appear to lack a predetermined sense of order. Numerous posts, beams and diagonal braces in various configurations support slumping, first-level, floor joists. On closer inspection, there are two rows of posts and beams at about the one-third points of the joist spans; the irregular addition of other additional posts and bracing give the array its haphazard appearance.



*Figure C- 2. A variety of support posts and bracing in the crawl space.*

At the time this report was being prepared, many of the presumably original posts along the north and east extremities were severely damaged by rot where the posts come into contact with grade. Treated wood posts measuring 5½" x 5½", each sitting on a 4" x

8" x 16" CMU at grade, are being added along the west wall and below the west porch.

Piers of stuccoed CMUs have in been added in recent years beneath the south exterior wall, and treated wood posts added beneath part of the east exterior wall and east porch.



*Figure C- 3. New CMU pier.*

**Flooring Systems:** At the first floor, north and south exterior walls, a 2" x 6" is laid on its wide dimension and spans east-west between posts. Stacked on top is another 2" x 6" to create an upside down "T" as the wall plate. The board-and-batten siding rests on the outside section of the top of the "T". On the inside section, at about the one-third points between the east and west exterior walls, a 2" x 6" is laid on its broad side extending north-south as a girder to help support the long runs of joists.

The wood joists, typically measuring 2" x 6", run east-west at about 26" o.c. and overlap at the girders described above.



*Figure C- 4. Log posts set in the ground, support girders and joists.*

The floor framing for the second floor level consists of floor joists measuring 2" x 4"s and set 26" o.c.

**Exterior Walls:** The exterior walls are built of wood board-and-battens in box construction.

**Roof Framing:** The roof framing of the house consists of 2" x 4"s set 24" o.c.



*Figure C- 5. Second floor hall looking east with roof framing visible.*

Except at roof leaks, primarily along the lower roof on the west elevation and around the chimney, the framing appears sound where visible.

The roof framing over the first floor west porch is 2" x 4"s set approximately 24" o.c. and appears to be in sound condition.

The roof framing over the second floor east porch consists of five rafters set at various intervals. Four rafters were initially installed at an unknown date when the porch was added. Three of the four, each measuring 2" x 4", remain; the southernmost rafter was replaced with one measuring 1½" x 3½", probably when the roof was replaced and the new roof deck installed. The fifth rafter, located in the center, also is modern and measures 1½" x 3½"; it, too, was probably installed when the roof deck was replaced. The deck and rafters appear to be in sound condition.



*Figure C- 6. Roof framing of East Porch.*

## Exterior Features

### ***Back Deck:***

The back deck is “L” shaped with the largest section extending west from Room 102 and measuring approximately 14'-0" x 10'-0". Running parallel to Room 103's exterior wall is a narrow section of deck measuring 3'-10" x 7'-0".

Since access to the deck was not possible given that the doors are fixed shut and there is no stairway, limited measurements for its components were taken from the ground. The deck is supported at the western portion by 5½" x 5½" treated posts. 1¾" x 5½" joists, spaced 24" o.c., run north-to-south and support the ¾" x 7/8" tongue-and-groove deck boards.

### ***Roof and Rainwater Collection/Dispersal:***

The main roof is a 5v crimp metal gabled roof with the ridge running north-to-south. The roof plane is broken by three shed dormers at the east elevation and one at the west. Shed roofs also cover the back decks.

The only other penetrations to the roof appear to be a vent pipe at the west side and a central brick masonry chimney that rises at approximately the center of the cabin.

The roof does not have gutters, nor is rainwater collected on site.

### ***Chimneys:***

There is one brick masonry chimney approximately in the center of the house.

### ***Doorways***

#### ***Main Entrance***

At the east main entrance is an exterior door and screen door.

The exterior wood door is a three panel sash door in which the panels are configured with two vertical panels below a long horizontal panel. It measures 2'-10" x 6'-8" x 1½".

The door appears to be in fair condition with only minor nicks.

The screen door consists of a simple wood frame and screen and measures 2'-10½" x 6'-9" x 1⅛". This screen door is missing its screen and is fixed in place.



**Figure C- 7.** Front screen and exterior door.

The exterior door has two five-knuckle, 3½" high, steel, butt-hinges with a ball at both ends of the pin. At the interior face there is an oval decorative bronze escutcheon, but no knob. The escutcheon is approximately 7" high. Above the escutcheon is a later deadbolt lock. A ghost mark at the exterior face indicates that the same escutcheon was used but it is now missing. Above the ghost mark is a later deadbolt lock and padlock.

The screen door hardware consists of two three-knuckle, 2½" high, steel, butt-hinges with a ball at both ends of the pin. The hinges have been painted. There is a 5" high

pull at the exterior side and a metal hook and eye at the inside of the door.



*Figure C- 8. Decorative escutcheon and dead bolt at interior face of front exterior door.*

*From Room 102*

There is an exterior wood paneled sash door leading out from Room 102 to the back deck. The door measures 2'-8" x 6'-8" x 1½" and has three horizontal panels below with three lights above, which are divided by two vertical muntins. This door is currently fixed in place and not operable. The door appears to be in fair condition with a few nicks, scratches, some loose joints and missing sash-light.

The door has a small metal pull at the inside face. The hinges were not accessible for investigation.



*Figure C- 9. Exterior Door in Room 102.*

*From Room 103*

There is an exterior and screen door leading from Room 103 to the back deck.

The exterior door measures 2'-8" x 6'-8" x 1¼" and consists of three horizontal panels below with a single light sash above. The door appears to be in fair to good condition with only minor nicks and scratches.

The screen door has a wood frame and is divided into top and bottom screen panels by two horizontal framing members. Between the two horizontal members are vertical wood rods. The lower panel is subdivided into two rectangular panels by a vertical member. The screen door was not accessible for investigation and its thickness could not be determined.



*Figure C- 10. Exterior Door in Room 103.*

The exterior door has two, five-knuckle, steel, butt-hinges with a ball at either end of the pin, a barrel bolt, and a rim lock. The door knob is missing. The hinges and both locks have been painted.

The screen door has two metal spring hinges.



*Figure C- 11. Rim lock and barrel bolt on door in Room 103.*

**Windows:**

There are five window types on the Chapman-Byers Cabin identified below as W-1 through W-5.

**W-1**

Window type W-1 is a six-over-six double-hung wood window. This is the most common window type on the cabin and measures approximately 2'-10" x 4'-6". The windows are in typically fair condition with loose joints, displaced sash and have quite a few nicks and scratches.



*Figure C- 12. Window type W-1.*

**W-2**

Window type W-2 consists of two sliding sashes. The window sashes each are divided into four lights by vertical muntins and slide on an interior wood track. The entire window unit measures approximately 2'-4" x 4'-8" (total width). The windows are in fair condition.



*Figure C- 13. Window type W-2.*

*W-3*

Window type W-3 consists of the sidelights in Room 101's wood entry front (*Figure C-7*). The sidelights measure approximately 1'-8" x 3'-0". The sidelights appear to be in good condition.

*W-4*

Window type W-4 is a single-light wood casement window and are found in both second floor bedrooms. The window measures approximately 1'-7½" x 3'-0". The window swings into the room and its hardware consists of two, three-knuckle, 2½" high, metal, butt hinges, with a ball at the ends of the pin, and a catch. The windows appear to be in fair to good condition.



*Figure C-14. Window type W-4.*

Window type W-5 is a six-light wood casement window. The window measures approximately 2'-10" x 2'-4" and swings into the room. The hardware consists of two, five-knuckle, 2½" high, metal, butt hinges, with a ball at the ends of the pin, and a catch. The window is in fair to poor condition with some missing or broken lights, displaced or broken muntins and minor wood rot.



*Figure C-15. Window type W-5.*

## Interior Features

### First Floor

The first floor is rectangular-shaped and consists of seven rooms. Private rooms, such as the bedrooms and bathroom, are located at the southern third of the cabin. The other two-thirds include the more public rooms, such as the living room, dining room, and kitchen. The majority of the interior walls, like the exterior, consist of vertical plank boards of varying width. No studs are used and the walls are subsequently very thin.

### *Room 101*

Room 101 is the largest and most embellished room in the house. It contains not only a stone fireplace and wood stairway to the second floor, but also board-and-batten wainscot on some walls, a wood chair rail, and baseboard. The room is at the northeast quadrant of the cabin. It measures approximately 17'-4" x 17'-10".

Like most rooms in the cabin, Room 101 has been remodeled. Fortunately, however, the alterations are primarily cosmetic. The original wood tongue-and-groove floorboards are covered by later vinyl sheet flooring. The majority of the walls have been covered by ⅛" paneling while the ceiling consists of drywall panels with wood

battens. Despite the changes, Room 101 retains many of its early, if not original, features such as the board-and-batten walls, plank-board casing, wood floorboards, entry front, fireplace and staircase.



**Figure C- 16.** Room 101 looking toward the southeast.



**Figure C- 17.** Original hardwood floor under sheet vinyl flooring in Room 101.

**Flooring:** The floor surface is sheet vinyl, with a stone pattern laid over tongue-and-groove wood boards of random width (4 $\frac{1}{4}$ ", 4 $\frac{1}{2}$ ", 5" x  $\frac{7}{8}$ ") and there is no sub-floor. The boards run north-to-south. A metal threshold separates Room 101's floor from Room 102's. The sheet vinyl is in poor condition being well worn, buckling in areas, and has generally lost its adhesion to the underlying wood floor. It appears to

date from the last quarter of the twentieth century. Based on areas where the wood floor is exposed, it appears in good condition.

**Walls:** The outside wall of the stairway and west fireplace wall are sheathed with vertical board-and-battens. The vertical boards measure 1" x 10" and 1" x 12". A baseboard heater is at the south wall. On the west fireplace wall are a wood chair rail and simple board crown molding. North of the fireplace, the wall projects to support an exposed east-west beam.

The far south wall has the same board-and-batten wainscot and pressed wood paneling above. A chair rail separates the wainscot from paneling above, although most is now missing.

The east and west walls are sheathed with  $\frac{1}{8}$ " hardboard paneling with a faux-wood laminated surface that was common during the last quarter of the twentieth century. A baseboard, chair rail and crown molding break up the plane of the wall. The baseboard measures  $\frac{1}{2}$ " x 6 $\frac{1}{2}$ " while the chair rail is a composite piece 1 $\frac{1}{2}$ " deep and 4 $\frac{1}{4}$ " high. At the top of the wall there is a plank-board crown molding that measures 2" x  $\frac{3}{8}$ ". North of the entry door assembly, the wall projects to support an exposed east-west beam. A 7 $\frac{3}{4}$ " x 3 $\frac{3}{4}$ " post supports an overhead beam and lies along the east wall, adjacent to the entry front. The post has dropped due to the structural conditions of the foundation. Refer to the *Foundations* section.

At the east wall, the front entrance consists of the doorway and two flanking sidelights (type W-3 windows). Beneath the sidelights are recessed panels. The entire assembly is framed with wide plank-board casing which appears to be original.

Overall the wall sheathing appears to be in fair to good condition. There are signs of water staining, loose or missing battens, and some loose paneling.

*Doors:* Refer to *Doorways* under “Exterior Elements.”

The entry front is described under the *Wall* section.

*Windows:* There are five windows in Room 101. Two are the type W-3 sidelight windows in the front entrance. Two type W-1 windows are in the north end of the east wall, and one type W-2 window is in the north wall. Refer to *Windows* section under “Exterior Elements.”

The windows have plank-board casing.

*Ceiling:* The ceiling is 9'-2" above finished floor and consists of 4'-0" x 4'-0" x 3/8" drywall panels and 1 1/2" x 1 1/4" wood battens. Above the drywall, the joists and floor decking are painted white indicating the floor flaming was previously left exposed. The joists measure 2" x 4" and are 24" o.c. while the floor deck boards are either 5", 5 3/4" or 6" x 1". A wood 6" x 12" wood beam runs east-to-west approximately in the middle of the room. The ceilings are in fair to poor condition with many panels suffering water damage.

*Finishes:* The wood floorboards, wall battens, chair rail and doorway assembly are varnished. The wall boards, baseboard, exposed beam, wood cabinet and fireplace are all painted a dark brown, almost black, color. The finishes are typically worn.

*Mechanical Systems:* A baseboard heater is located at the south wall.

*Electrical Systems:* There are two duplex outlets in Room 101. One outlet is approximately centered between the two

windows at the east wall; The other is at the far west end of the north wall.

A push-button light switch is at the west end of the south stair wall and two toggle switches are just south of the doorway assembly. One toggle switch has an early molded-plastic cover while the other has a mid-century metal cover.



Figure C- 18. Toggle light switches in Room 101.

At the underside of the exposed beam is a surface mounted junction box that once connected to a pendent light fixture. The light fixture is missing.

*Plumbing Systems:* None present.



Figure C- 19. Fireplace in Room 101.

*Other Features:* There is a masonry wood-burning fireplace with wood mantel along the west wall. The firebox opening is 2'-6" wide x 2'-7 1/2" high and 1'-8" deep. In front of the fireplace is a brick hearth 1'-6" deep x 4'-10" wide. The masonry and wood



mantel appear to be generally in good condition although worn and the mantel shelf is loose.

At the south end of the room is a wood stairway to the second floor with square newel post, square 1½" x 1¾" picket balusters, and composite handrail. The handrail has a 2" w x 2¾" h core, with two flat 2½" x ¾" boards on either side and one along the top. This top board is offset and projects away from the stair by ½" and is notched around the 4" x 4" posts. The top of the handrail is 2'-9" above the stair. The baluster is stained the same color as the wood wall battens while the stair risers and treads are painted the same color as the wall boards. The stairway is in fair to good condition.



*Figure C- 20. Stairway in Room 101.*

A painted wood framed cabinet at the northwest corner of the room projects from the north wall at a right angle. The cabinet measures approximately 1'-5" x 4'-4".

Within the cabinet are painted wood shelves. The cabinet is missing its countertop and appears to have had glass doors which are also missing.



*Figure C- 21. Cabinet at northwest corner of Room 101.*

Beneath the stair is a small storage space measuring approximately 3'-1" x 7'-3". The room is a composite of materials used elsewhere in the house. The floor has multiple floor surfaces with vinyl tiles over sheet vinyl which, in-turn, are over the original tongue-and-groove floorboards. The floorboards run north-to-south. The north wall has vertical wall boards below with pressed wood paneling above while the south wall is sheathed with wood boards covered with wallpaper. Pressed wood paneling covers the ceiling. Small shelves are mounted on the north and south walls, and a larger shelf is on the east wall at the back of the stairs.

### **Room 102**

Room 102 is a polygonal space in the northwest corner of the cabin. It measures approximately 11'-8" x 12'-3". The room may have been a dining room given its proximity to the kitchen. It is separated from Room 101 by the projecting cabinet and from Room 103 by a cased opening. There is a projecting bay at the north wall.



*Figure C- 22. Room 102, looking northeast.*

**Flooring:** The floor surface is sheet vinyl over the original wood floor boards which run north-to-south. An aluminum threshold separates Rooms 101 and 103. Between Rooms 102 and 103, there is a gap in the flooring indicating a previous partition wall, and a thin strip of aluminum threshold remains marking the location of the previous doorway. The vinyl flooring is in fair condition being quite worn and stained. Where water has leaked from above, the flooring is loose and badly stained. The earlier wood floor boards are not exposed and could not be evaluated.

**Walls:** At the north wall, the late twentieth century, laminated, 1/8" hardboard paneling,

baseboard and chair rail continue to the bay window from Room 101. The bay window alcove consist of drywall that is covered with wallpaper. Along the bay window walls and the west wall is a 3 1/2" x 1/2" baseboard with curved edge. The north, bay window wall has a plank-board crown molding which measures 2" x 3/8".

The west wall is the exterior board wall with 1/8" veneer plywood paneling which is covered with wallpaper; large sections of the wall paper are peeling. There is a 3 1/2" x 1/2" baseboard that has curved edge. The west wall also has a plank-board crown molding that measures 2" x 3/8".

The south wall has a large cased opening leading to the kitchen, Room 103. The casing is missing along the west jamb. The wall consists of vertical plank-boards with wallpaper, or tar paper, at the top half. Most of the wallpaper has since fallen off. Originally the south wall extended farther to the west, where there was a smaller passageway. The extent of the previous partition wall and location of the passageway are evident on the flooring. The vinyl flooring stops where the wall would have been and an aluminum threshold separating Room 102 and 103s floors mark the passageway.

The east wall consists of 1" x 10" vertical plank boards with 1/8" veneer plywood paneling over and wallpaper in the self alcove.

The wall covering is in generally fair to poor condition with much of the wallpaper either loose or missing. The cause of the problem appears to be exposure to the elements and water damage due to ceiling leaks.



*Figure C- 23. Room 102, looking at the southeast corner.*



*Figure C- 24. Room 102's north wall.*

**Doors:** There is one doorway in Room 102 that opens out to the back deck. Refer to *Doorways* section under “Exterior Elements.”

The doorway has painted plank-board casing that measures 3½" x ¾".

**Windows:** Three type W-1 windows are in Room 102, two along the north bay-window

wall and one at the west wall. Refer to *Windows* section under “Exterior Elements.”

The windows have plank-board casing measuring 4 ⅝" x ¾". Beneath the windows, is a wood apron that measures 4½" x ¾".

**Ceiling:** The ceiling is 9'-2" above finished floor and consists of ½" drywall above the alcove, or bay, and ½" dark brown chip board in either a 4'-0" x 4'-0" or 4'-0" x 8'-0" panels. Wood battens cover the joints. The existing ceiling is painted white. Above the ceiling, the joists and floor decking are not painted. The ceiling is in fair to poor condition with some of the panels being damaged due to water infiltration.

**Finishes:** The baseboard at the bay window walls and west wall have a light stain while the door, window sash, their respective casing and crown molding are painted. The finishes are worn.

**Mechanical Systems:** None present.

**Electrical Systems:** A duplex outlet is on the backside of the wood cabinet at the eastern edge of the room.

A toggle switch is along the west wall to the north of the doorway. The cover plate is molded-plastic and appears to be early.

At the approximate center of the ceiling, is a surface mounted junction box that connected to a light fixture. The light fixture is now missing.

**Plumbing Systems:** None present.

**Other Features:** At the west wall, to the south of the doorway, is a painted wood shelving unit.

Within the nook at the southeast corner of the room, are additional painted wood shelves.

**Room 103**

Room 103, the kitchen, is a rectangular-shaped space located midway along the western half of the cabin. The room measures 12'-2" x 8'-1". It can be accessed through the cased opening, which separates it from Room 102, or from a doorway opening off the back deck. No range or a refrigerator is present.



*Figure C-25. Room 103, or the kitchen, looking south from Room 102.*

**Flooring:** Tongue-and-groove floor boards, that run north-to-south, are covered by a couple layers of vinyl flooring. The bottom, floral patterned, vinyl flooring dates from to or after 1967 based on newspaper remnants that were laid between the wood and vinyl flooring. The vinyl flooring appears to be in fair condition with considerable staining and some of the tiles are loose or missing.



*Figure C-26. Multiple layers of vinyl flooring in the Room 103 (top half) and Room 102 (bottom half).*



*Figure C-27. East wall of Room 103.*

**Walls:** A base cabinet with a blue double-bowl ceramic sink are below the window on the west wall. Wallpaper covers the remainder of the wall exterior board wall.

The south wall is sheathed by vertical plank-boards of varying widths (1 x 8", 9", 10") that are exposed and form a wainscot at the bottom half of the wall. Above the wainscot, 1/8" fiber-board was installed over the vertical plank-boards and is covered with wallpaper. The wainscot boards are painted white. At the western half of the south wall, there are wall cabinets with shelves below.

The north wall consists of the vertical plank-boards and 1/8" fiber-board with wallpaper at the top half. The wall has a large cased opening leading into Room 102. There is no casing along the west jamb. This opening is a later addition. Refer to Room 102's *Wall* description for more information.

The east wall is the back of the masonry fireplace and a vertical board wall covered with 1/8" fiber-board. Wall paper covers the top half.

The wall sheathing is in typically fair condition. All surfaces appear quite worn and some of the wallpaper is peeling. The masonry chimney has quite a few cracks, some loose brick, and the plaster over the upper portion is discolored and spalling.

*Doors:* Refer to the *Doorways* section under "Exterior Elements."

The doorway has plank-board casing measuring 4 1/2" x 3/4".

*Windows:* One type W-1 window is on the west wall. Refer to the *Windows* section under "Exterior Elements."

The window has plank-board casing measuring 4 1/2" x 3/4".

*Ceiling:* The ceiling is 9'-2" above the finished floor and consists of the exposed beams and deck boards of the floor above. The beams and deck boards are painted.

*Finishes:* The wood wainscot, doorway, window sash, casing, cabinets, shelving, ceiling deck boards, beams, and the lower half of the masonry chimney, are all painted.

*Mechanical Systems:* None present.

*Electrical Systems:* One duplex outlet is on the south wall. A toggle switch is located north of the doorway along the west wall. The toggle switch is the same as on Room 102's west wall.

*Plumbing Systems:* A ceramic baby blue colored double-bowl sink and fixtures are located in a base cabinet at the west wall. The sink measures approximately 1'-9" x 2'-8". It appears by the color of the sink to

date from the last quarter of the twentieth century.

*Other Features:* At the west wall is a base cabinet which appears to date from the last quarter of the twentieth century. The cabinet walls and doors are constructed of vertical wood boards. Two horizontal battens brace the doors at the interior face. The base cabinet measures approximately 2'-2" x 4'-9 1/2". The cabinets and sink are in fair condition. Many of the cabinet nails have rusted and subsequently stained the surrounding wood.

At the south wall are wall-mounted cabinets with three doors with pull-handles. The cabinets measure approximately 12" x 5'-0" and were presumably added after the base cabinet. The cabinets are in fair to good condition.



*Figure C- 28.* Kitchen cabinetry and sink in Room 103.

Below the wall cabinets are painted plank-board shelves and framing. These shelves attach into the base cabinets to create an "L" and may have been added early on. The shelves are covered with wallpaper. The shelving unit measures approximately 9" x

5'-0". The shelving is in fair to good condition.

### **Room 104**

Room 104 is a bedroom at the southwest corner of the cabin. The room is square in-shape and measures approximately 11'-10" x 11'-10".



*Figure C- 29. Room 104 looking northeast.*



*Figure C- 30. Room 104 looking southwest.*

**Flooring:** The floor is tongue-and-groove boards that run east-to-west. Along the western third, a 6'-0" x 9'-7" patch of new flooring has been installed to replace rotted

or damaged floor boards. The new boards measure 9¼" x ¾".

Prior to the new patch being installed, the floor boards changed approximately 6'-4" to the south of the north wall from 3½" wide to random width. The floor is in fair to poor condition being typically worn and stained in areas due to water damage.

**Walls:** The north wall consists of the unpainted board-and-batten wainscot and the late twentieth-century, laminated, ⅛" hardboard paneling above. The wainscot battens measure 3" x ¾" and is 2'-7" high. Wood battens also are used to cover the fiber-board joints and measure ¼" x 1½". Plank-boards are used for the wainscot base board and chair rail.

The east wall is sheathed with 3'-11" high board-and-batten wainscot below and the late twentieth-century, laminated, ⅛" hardboard paneling above. The same wood battens cover the paneling joints. The wainscot has a plank-board base and chair rail, except to the north of the doorway, where the base is missing.

The south wall consists of the exterior board wall which is sheathed with ⅛" veneer plywood paneling. The baseboard consists of a 1½" high wood board and the chair rail is a 6¼" x ¾" board with a ¾" quarter-round at the bottom.

The west wall consists of the exterior board wall which is sheathed with ⅛" veneer plywood paneling. The baseboard is the same as the south wall but the chair rail is higher and has a different configuration. This chair rail is constructed with a vertical 6¼" board below and a 5" x 1" horizontal board above.

The walls are generally in fair condition with some of the paneling suffering from

water damage while the wainscot and trim are generally worn.

*Doors:* A doorway, with missing door, is located at the north end of the east wall. The jambs and header are left exposed. The door was hinged at the north jamb and opened into the room. The door opening measures approximately 2'-5½" x 6'-6 ¾".

*Windows:* Two windows are in Room 104; a type W-1 window at the west wall and a type W-2 window at the south wall. Refer to the *Windows* section under "Exterior Elements."

The windows have varnished plank-board casing that measures 6¾" x ¾".

*Ceiling:* The ceiling is 9'-7" above the finished floor and consists of ½" drywall panels with unpainted ½" x 3½" battens at the western half and ¼" x 1½" battens at the eastern half. The wider battens appear to be a later addition.

The ceiling is in poor condition. A large section of the ceiling along the west wall has suffered water damage and fallen into the room. The water damage has resulted in significant mold growth in adjacent sections.



Figure C- 31. Water damage to ceiling in Room 104.

*Finishes:* The floorboards, window sash, window and door casing, wainscot boards

and chair rail all appear to be varnished. The wainscot battens, baseboard, fiberboard north and east fiber-board walls and ceiling are painted. The thinner ceiling battens are likewise painted. The finishes are typically worn.

*Mechanical Systems:* None present.

*Electrical Systems:* Two duplex outlets are in Room 104, one at the north wall and one at the south wall.

A toggle switch is located at the east well, just to the south of the doorway. The switch and cover plate are molded-plastic and appear to be early.

A ceramic light socket is mounted at the center of the ceiling. The socket has a pull-chain and hangs by fabric covered wire from the center of the fixture.



Figure C- 32. Ceramic light socket in Room 104.

*Plumbing Systems:* None present.

*Other Features:* A painted wood storage closet is located at the far north end of the west wall. The cabinet measures 3'-3" wide x 6'-2½" high x 1'-4" deep. Within the cabinet there is a 1" diameter wood hanging rod. The cabinet is open at the back, exposing the pressed wood wall paneling.



*Figure C- 33. Storage closet at west wall of Room 104.*

### **Room 105**

Room 105 is a small toilet room located on the first floor in the middle of the southern half of the cabin. The room is rectangular in shape and measures 5'-10" x 7'-10".



*Figure C- 34. Room 105 looking south.*

**Flooring:** The floor appears to have been altered quite a few times and consists of tongue-and-groove boards of random width, plywood panels, and 12" x 12" glue-on vinyl tiles. A 1½" aluminum threshold is at the doorway.

**Walls:** The north, east and west walls are board walls sheathed with ⅛" fiber-board paneling and wallpaper at the top half. A 5'-0" high wainscot is at the bottom portion of the wall. Unlike the wainscot battens in Room 104, these are thinner and measure either 3" or 3¼" x ⅜". At the top of the wainscot is a 6" x 1¼" chair rail with the same profile as the chair rail in Room 101. A ¾" quarter round wraps the top of the wall.

The south wall consists of unfinished exterior boards that vary between 8½" – 8¾" in width. The top half of the wall is covered by wallpaper.



*Figure C- 35. Room 105, looking northwest.*



The wainscot is generally in good condition while many areas of the wall paper are loose or peeling.

*Doors:* There is a doorway at the center of the north wall but the door is missing. The door opening measures 2'-4" x 6'-10". There are ghost lines and old anchor holes that indicate the door had two, 3½" high, butt-hinges at the east jamb.

The doorway has 5½" wide painted plank-board casing.

*Windows:* There is a type W-5 window located at the center of the south wall. The window opens into the room and is hinged at the west side. Refer to *Windows* in the "Exterior Elements" section for its description and size.

The window has painted plank-board casing, window sill and apron.

*Ceiling:* The ceiling is 9'-2" above the finished floor and consists ⅛ brown fiber-board panels with a wood battens running along the center of the ceiling. Above the ceiling, the joists and deck boards are painted indicating that they were exposed at an earlier time.

Water damage and mold growth are evident at the southwest corner of the ceiling.

*Finishes:* The wood floorboards appear to have a varnish, but much of it has since worn off. The wainscot and chair rail are painted blue while the window sash, window casing, ceiling and ceiling battens are all painted white.

*Mechanical Systems:* None present.

*Electrical Systems:* One duplex wall outlet with plastic cover plate is on the north wall, to the west of the doorway.

One ceramic light socket is mounted at the center of the ceiling. The base is 4½" in diameter.

*Plumbing Systems:* A toilet with flush tank is located at the east end of the south wall. The tank lid has been taken off and is leaning against the wall in the northwest corner of the room.

A wall-mounted sink is located at the north end of the west wall. The sink has a two-part faucet, both of which are missing the handles. The supply and waste galvanized piping is run through the floor and up to the sink. The sink appears to be quite early and may date from the second quarter of the twentieth century.

A bathtub was located along the western wall. Holes for the hot and cold water as well as waste piping are all evident in the southwest corner.

*Other Features:* At the east wall, are a toilet paper holder, a towel rod, and a wall-mounted wood-framed storage cubicle.

Along the west wall, is a vanity with mirror mounted over the sink and another towel rod.

### **Room 106**

Room 106 is a small corridor that connects Rooms 101, 104, 105 and 107. The room measures approximately 5'-10" x 3'-11".

*Flooring:* The floor has 3½" tongue-and-groove painted floorboards that run in a east-to-west direction. A 3" wide reducer separates the bathroom from Room 101's floor and an aluminum threshold marks the boundary from Room 105's floor. The flooring appears to be in good condition.

*Walls:* The south wall has a 4'-0" high board-and-batten wainscot with chair rail. Above the wainscot the late twentieth

century, laminated, 1/8" hardboard paneling is used to cover the board walls. The chair rail appears to have the same profile and dimensions as in Room 105. To the west of the doorway the wainscot and chair rail are unfinished but to the east they are painted a cream color. There is no batten on the wainscot to the east of the doorway.



*Figure C- 36. South wall of Room 106, showing different wainscot on either side of Room 105 doorway.*

The remaining walls have the late twentieth-century, laminated, 1/8" hardboard paneling but no wainscot.

The wall sheathing is in fair to good condition.

*Doors:* Three doorways open off of Room 106; one each to Rooms 104, 105 and 107.

The door opening into Room 107 is painted and has five panels, with two vertical panels at the top and bottom and a horizontal panel in-between. The door measures 2'-4" x 6'-5 1/2" x 1" and is hinged at the north jamb. It appears to be in good condition.

The door hardware consists of two, five-knuckle, 3 1/2" high, metal, butt-hinges with a ball at both ends of the pin. On the corridor side door face, is a black-painted knob and escutcheon plate with keyhole. On the bedroom side, is a black-painted knob and

rim lock, which are missing screws and pulled away from the door.



*Figure C- 37. Door to Room 107.*

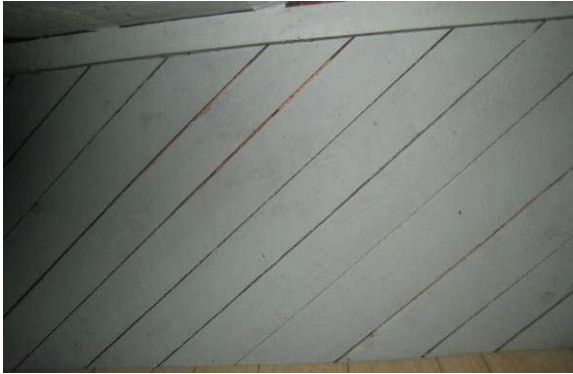
The doorway to Room 104 is the only one which has plank-board casing which appears to be the same as in Room 105 and is 5 1/2" wide.



*Figure C- 38. Hardware on door to Room 107.*

*Windows:* None present.

*Ceiling:* The ceiling is 9'-6½" above finished floor and consists of the diagonal subfloor for the second story. The floorboards show evidence of being circular sawn. It is in typically good condition.



*Figure C- 39. Diagonal deck boards for floor above.*

The sloped underside of the stairs is sheathed in same pressed wood paneling found on the walls.

*Finishes:* The floorboards, exposed subfloor above, the eastern half of the north wall wainscot, the door to Room 107, and the doorway casing to Room 105 are all painted.

*Mechanical Systems:* None present.

*Electrical Systems:* A surface mounted junction box with duplex outlet and metal cover plate is on the west wall. The junction box is fed by metal conduit coming up through the floor.

*Plumbing Systems:* None present.

### **Room 107**

Room 107 is a bedroom located at the southeast quadrant of the cabin. The room measures approximately 11'-8" x 10'-6".



*Figure C- 40. Room 107, looking northwest.*

*Flooring:* The floor consists of painted tongue-and-groove floorboards that run east-to-west. The board width changes approximately 4'-8" off the north wall from 3½" to boards varying from 5" to 5½" wide. It is in fair to good condition.



*Figure C- 41. Room 107, looking southeast.*

*Walls:* The south and east walls are sheathed with the late twentieth century, laminated, 1/8" hardboard paneling over the exterior board walls.

The north wall has a 4'-0" high board-and-batten wainscot with 1/8" fiber-board paneling above. A wood storage closet is at the east end of the north wall. The storage closet will be described in *Other Features*.

The west wall has 4'-0" high board-and-batten wainscot and 1/8" fiber-board paneling above.

The walls are in fair to good condition.

*Doors:* One door is located at the north end of the west wall. Refer to Room 106's *Doors* section for its description and size.

*Windows:* Three varnished wood windows are in Room 107; two type W-1 windows at the east wall and one type W-2 window at the south wall. Refer to the *Windows* section under "Exterior Elements."

The windows have a varnished plank-board header and a painted wood sill and apron.

*Ceiling:* The ceiling is 9'-1 1/2" above the finished floor and consists of painted drywall with 1/4" x 1 1/2" wood battens over the joints. It is in fair condition with some signs of water damage.

*Finishes:* The window sash and header are varnished. The floorboards are painted brown while the wainscot is painted green. The door, window apron, ceiling and their battens are painted white. The finishes are generally dirty.

*Mechanical Systems:* None present.

*Electrical Systems:* Two surface mounted duplex outlets with exposed conduit are on the west wall and one is on the north wall.

On the west wall, the southern outlet has a plastic cover plate while the northern has a metal cover plate. The outlet at the north wall has a metal cover plate. The cover plates, junction boxes, and conduit have been painted the same color as the wainscot.

A toggle switch is mounted at the side of the southern doorway jamb and has a molded-plastic cover plate.

A 4 1/2" ceramic base and hanging light socket, is located at the center of the ceiling. The socket is hanging from by a fabric-covered wire.



*Figure C- 42.* Ceramic light socket in Room 107.

*Plumbing Systems:* None present.

*Other Features:* A wood storage closet is located on the east end of the north wall. The board-and-batten wainscot continues along the cabinet's north outside-facing sidewall. The back of the closet has 1/4" paneling. The cabinet measures approximately 4'-5" wide x 6'-7" high by 1'-3" deep.



Figure C- 43. Storage closet at northeast corner.

**Second Floor:**

The second floor is cruciform in shape and consists of a central stair hall (Room 201), two flanking bedrooms (Rooms 202 and 204), a back bathroom (Room 203) and a front sleeping porch (Room 205).

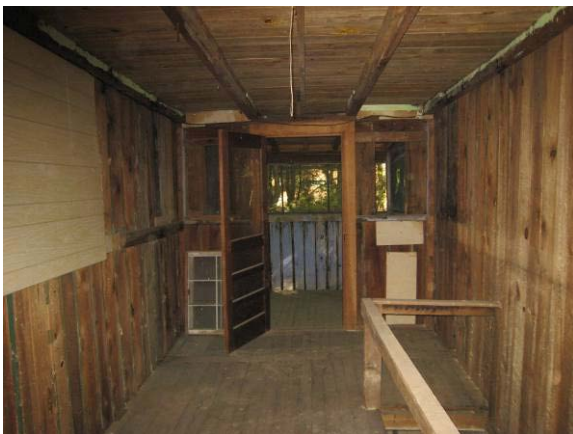


Figure C- 44. Room 201, looking east.



Figure C- 45. Room 201, looking west.

***Room 201***

Room 201 is a large rectangular stair hall that runs perpendicular to the house, in an east-to-west direction, and measures approximately 21'-5" x 8'-7½". The room is a central hub and opens to all the second floor rooms and stairway to the first floor.



Figure C- 46. Transverse floorboard in Rm. 201.

**Flooring:** The floor consists of 3½" tongue-and-groove floorboards running in a east-to-west direction. The boards all appear to be circular-sawn. Approximately 2'-8" from the east wall there is a break in the floor pattern by two boards running north-to-south. These transverse boards continue to the north and south and appear to provide a top plate on which the gable roof joists rest. The southern board is 4½" wide and the northern board is 5" wide. The boards are generally in fair condition and appear quite worn. At the northwest corner of the room,

in front of the masonry chimney, there is considerable water damage and rot to the floorboards.

12" x 12" vinyl floor tile covers the original wood floor at the western edge of the room. The tile is the same as used in Room 203. The tile is in fair condition.

The floor appears to slope down and away to the east and south from the chimney in the northwest corner.



*Figure C- 47. Vinyl floor tile at west end of the room.*

**Walls:** The north and south walls consist of vertical board walls. The boards vary in width from 1" x 5½" to 1" x 10". A horizontal board was used to provide lateral support. It remains only along the eastern end of the north wall. At the south wall, only a ghost mark indicates the horizontal board's previous presence. At the western half of the north wall the late twentieth-century, laminated, ⅛" hardboard paneling is present. Approximately 1½" wide adhesive paper strips were used to cover the vertical joints which partially remain.



*Figure C- 48. Room 201, north wall.*



*Figure C- 49. Paper fragments on Room 201 walls.*

The east wall has unfinished vertical boards of varying widths but is broken up by the doorway to the sleeping porch and what appear to be two framed openings that have since been enclosed. The openings have been in-filled with vertical boards. Like the north and south walls, papers strips were used to cover the vertical joints.



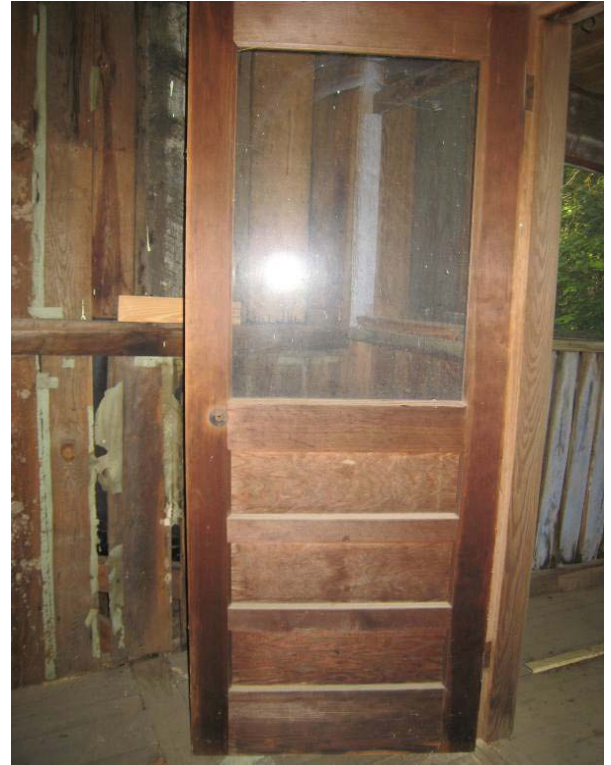
*Figure C- 50. Southeast corner of Room 201.*

The west wall is crudely constructed and only a partial-height wall that abuts the masonry chimney. The partial-height wall is approximately 6'-0" above the finished floor and is consists of unfinished vertical boards over which are tile panels with a modular brick pattern. The masonry chimney appears to be covered in painted plaster and shows signs of water damage.



*Figure C- 51. Room 201, west wall.*

*Doors:* Three doorways are in Room 201 and lead to 202, 203 and 204. There is no evidence that doors were ever installed at any of the doorways.



*Figure C- 52. Sash-door at east wall of Room 201.*

A varnished wood single-light sash door with three recessed panels below is located at the east wall. The door opens into Room 201 from 205 and measures 2'-8" x 6'-8" x 1 3/8". It appears to be in good condition.

The door is hinged at the north jamb and has two five-knuckle, 3 1/2" high metal hinges with a ball at either end of the pin. Based on the ghost lines, the door also had a knob and rim lock, both of which are missing. The ghost line for the rim lock measures approximately 3" high x 4" wide. The keeper remains at the south jamb.

The door is cased with 4 1/2" x 7/8" plank-boards.

*Windows:* Two framed openings are located at the east wall but there are no windows present.

*Ceiling:* The roof rafters and deck boards have been left exposed. Five rafters run in an east-to-west direction from the ridge board. The outer rafters measure 2¼" x 4¼", the two inner are true 2" x 4" while the center rafter is 1½" x 3½". The deck boards measure 1" x 6½". At the northwest corner, adjacent to the chimney, gypsum board has been installed which is badly damaged due to water infiltration. The surrounding joists and deck boards are also stained or have rot due to the water leak.

The two inner rafters extend approximately 1'-6" into Room 205 where they are sistered on to that room's rafters.

*Finishes:* The chimney is painted white and the door leading to Room 205 has been varnished. The finishes are generally worn.

*Mechanical Systems:* None present.



*Figure C- 53. Ceramic light socket in Room 201.*

*Electrical Systems:* A ceramic light socket is attached to the underside of a beam. The base has a ridge by the socket and a rope pull.

A toggle switch is located on the south wall, to the east of the doorway to Room 202. The cover plate is molded-plastic and appears to be early.

The wiring is not run in any conduit but rather anchored directly to the wall and beam.

*Plumbing Systems:* None present.



*Figure C- 54. Room 202, looking south.*

### **Room 202**

Room 202 is a rectangular-shaped bedroom located at the south end. The room measures approximately 12'-10¼" x 10'-5½".

*Flooring:* The floor consists of unfinished tongue-and-groove boards that are 3½" wide and run in an east-to-west direction. There is a piece of sheet vinyl floor tacked down at the center of the floor. The flooring is typically in fair to good condition.





Figure C- 55. Room 202, looking east.

**Walls:** The walls are sheathed with painted  $\frac{3}{8}$ " drywall panels with  $\frac{1}{4}$ " x  $1\frac{1}{2}$ " wood battens over the seams. Some of the wall surfaces appear blotchy which may be staining from water infiltration.

**Doors:** None present.

**Windows:** Two windows are in Room 202, a type W-1 window at the south wall and a type W-4 window at the east wall. Refer to the *Windows* section under "Exterior Elements."

**Ceiling:** Room 202 has a cathedral ceiling, sheathed in painted  $\frac{3}{8}$ " drywall with  $\frac{1}{4}$ " x  $1\frac{1}{2}$ " wood battens over the joints. The ceiling measures 8'-10" above finished floor at the ridgeline and 4'- $1\frac{1}{2}$ " at the east and west walls. Some of the ceiling appears blotchy which may be staining from water infiltration.

**Finishes:** The drywall panels, wood battens, and wood storage closet at the north wall are painted blue.

**Mechanical Systems:** None painted.

**Electrical Systems:** One ceramic light socket is mounted near the ridge line in the center of the room. The socket is operated by a pull chord and has two concentric rings at the base and three vertical ridges along the outside of the socket.



Figure C- 56. Ceramic light socket in Room 202.

A surface mounted junction box with duplex outlet and plastic cover plate are at the south wall. Metal conduit feeds the junction box from below and is run along the wall before it returns into the wall just above the floor.

**Plumbing Systems:** None present.

**Other Features:** A wood framed storage closet is at the north wall. The closet measures approximately 4'-0" wide x 8'-0" high and is 1'- $4\frac{1}{2}$ " deep. Within the closet is a 1" diameter hanging rod.



*Figure C- 57. Storage closet in Room 202.*



*Figure C- 58. Room 203, looking northwest.*

### **Room 203**

Room 203 is square-shaped bathroom at the west end of the house. It measures approximately 7'-3" x 8'-6½". The Room displays a variety of materials and appears to have been either remodeled often or just patched over with whatever material was available.

*Flooring:* The flooring consists of 12" x 12" vinyl tile over wood floorboards. The tiles are in fair to good condition with some staining and loose tiles.

*Walls:* All the walls appear to be vertical wall boards of varying widths. Wallpaper has been installed over drywall sheathing at the west wall. The wallpaper appears to be quite loose. To the east of the shower, there is a stud wall. The east wall and shower unit side wall are both covered with the late twentieth-century, laminated ¼" hardboard paneling. The north wall has a horizontal board approximately at its midsection for lateral support.

*Doors:* None present.

*Windows:* One type W-5 window is on the west wall. Refer to the *Windows* section under "Exterior Elements."



*Figure C- 59. West dormer, showing in-filled window opening (right).*

It appears that another window, most likely a type W-5, was located where the present shower. The exterior board-and-battens stop in the area of the window and a solid

wood panel encloses the opening. Any evidence for this window on the interior is covered by the shower stall unit.

*Ceiling:* The ceiling is approximately 7'-0" above the finished floor consists of ½" insulation board, with wallpaper, between the joists. The northern joist measures 2" x 3¼", the southern is a true 2" x 4" while the two inner ones measure 2" x 3½". The ceiling is in fair to poor condition with much of the wallpaper peeling or missing and there are stains and mold on the ceiling panels due to water infiltration.



**Figure C- 60.** Ceiling in Room 203.

*Finishes:* None present.

*Mechanical Systems:* None present.

*Electrical Systems:* An abandoned surface mounted junction box is located at the center of the ceiling. The fabric covered wire is detached from the junction box.

*Plumbing Systems:* A pre-fabricated, either acrylic or fiberglass, shower stall unit is located at the southwest corner. The mixing valve and shower head are located at the eastern shower wall.



**Figure C- 61.** Prefabricated shower stall unit in Room 203.

*Other Features:* On the east wall, is a wood shelf that measures 2'-10" x 9¾" x 7/8".

### **Room 204**

Room 204 is a rectangular-shaped bedroom located at the north end. The room is virtually identical to Room 202 and measures 12'-6½" x 10'-5½". This bedroom was probably remodeled sometime after World War II since the walls and ceiling are sheathed in gypsum wall boards.

*Flooring:* The floor has unfinished tongue-and-groove boards 3½" wide which run in an east-to-west direction. The boards appear to be varnished except for a rectangular area in the middle of the floor which may have been covered by a rug. It appears to be in fair to good condition.



Figure C- 62. Room 204, looking northeast.



Figure C- 63. Room 204, looking southwest.

**Walls:** The walls are sheathed with painted  $\frac{3}{8}$ " drywall panels with  $\frac{1}{4}$ " x  $1\frac{1}{2}$ " wood

battens over the joints. Some of the wall surfaces appear blotchy which may be staining from water infiltration.

**Doors:** None present.

**Windows:** Two windows are in Room 204, a type W-1 window at the north wall and a type W-4 window at the east wall. Refer to the *Windows* section under "Exterior Elements."

**Ceiling:** The ceiling sheathing is the same as the walls. The ceiling measures 8'-11" above finished floor at the ridgeline and 4'-4" at the east and west walls. Some of the ceiling surfaces appear blotchy which may be staining from water infiltration.

**Finishes:** The drywall panels, wood battens, and wood storage closet at the north wall are painted blue. The finishes are worn.

**Mechanical Systems:** None present.

**Electrical Systems:** A surface mounted junction box with duplex outlet and plastic cover plate is on the south wall.

A ceramic light socket is located on the west sloped ceiling. It has a smooth base with a groove at the socket and is operated by a pull chord. The light socket is attached to a junction box that projects through the ceiling.

**Plumbing Systems:** None present.

### **Room 205**

Room 205 is a rectangular-shaped screened-in sleeping porch to the south of Room 201. The room measures approximately 7'-5½" x 8'-0".



*Figure C- 64. Screened-in sleeping porch, Room 205, looking east.*

*Flooring:* The floor has unfinished 3 $\frac{5}{8}$ " wide tongue-and-groove boards that run east-to-west. The floor is quite worn.

*Walls:* The north, south and east walls consist of the backside of the exterior vertical board-and-battens at the lower half with a screened-in opening above.

The west wall has a doorway opening and the two flanking walls consist of unfinished 1" x 9" and 1" x 10" vertical boards at the lower two-thirds. Above the vertical boards, there appears to have been an opening which is now mostly filled in by vertical boards. The infill boards, like those at the eastern portion of the north and south walls in Room 201, have a dark stain. The wall boards are generally worn and there are some signs of water staining near their bottom.



*Figure C- 65. Room 205, looking southwest.*

*Doors:* A doorway is on the west wall leading to Room 201. Refer to Room 201's *Doors* section for its description, size, and hardware.

*Windows:* None present.

*Ceiling:* The rafters and deck boards for the shed roof above are left exposed. The two inner rafters are true 2" x 4" boards while the middle and outers rafters measures 1 $\frac{1}{2}$ " x 3 $\frac{1}{2}$ ". The inner rafters extend approximately 2'-4" into Room 201. The deck boards are 5 $\frac{1}{2}$ " wide. At the west wall, the deck boards are 7'-9" above finished floor. At the southeast corner, there have been some previous roof repairs. The deck boards appear lighter and are generally in good condition. Their color and condition may suggest that they were added later.



*Figure C- 66. Looking west at the exposed rafters and deck boards in Room 205.*

*Finishes:* The vertical wood boards are all painted a lavender color and it appears that the infill boards at the west wall have been stained. All of the finishes are well worn due to their exposure to the elements.

*Mechanical Systems:* None present.

*Electrical Systems:* None present.

*Plumbing Systems:* None present.

*Other Features:* A wood shelf unit is located along the west wall and to the south of the doorway.

### Utility Systems

None of the utility services are currently operational.

*Electrical System:* Overhead electrical lines to the southwest provided power to the site. An electrical panel box is located on the exterior surface of the south wall.

Where visible, there is fabric-covered wiring, dating from the second quarter of the twentieth-century. There also are some instances of surface-mounted, metal conduit

probably dating to the third quarter of the century.



*Figure C- 67. Ceramic light fixture.*

Three varieties of early, ceramic light sockets are found in the house.

A variety of early, molded-plastic switch and outlet covers remain at in-wall electrical boxes. These covers probably date to the second quarter of the twentieth century. There are some wall-mounted electrical boxes as well, probably dating to the third quarter of the century.



*Figure C- 68. Early wall-mounted light switch.*

The electrical system with all its components is important for interpretation. However, the potential for reuse is limited

for all except the lighting fixtures and switch and outlet covers.

*Heating and Cooling:* A major attraction for these summer residences was the cool weather. No supplemental cooling could be documented.



*Figure C- 69. Original fireplace.*

Limited heating could have been provided by the wood-burning fireplace, apparently a feature since the initial construction of the house. Later, probably in the third quarter of the twentieth century, electrical baseboard heaters were installed to provide additional heating; these heaters should not be considered for reuse.



*Figure C- 70. Mid-century baseboard heater.*

*Fresh Water Supply and Waste Water Disposal:* Remnants of early galvanized water supply lines are present. However, most lines are made of late-twentieth century vintage PVC.

A PVC waste line, exposed at some locations, extends across the front yard to the northeast towards the road.



*Figure C- 71. Early, if not original, toilet and lavatory.*

An early if not original toilet and lavatory remain in the first floor bathroom. Imprints in the floor indicate a claw-foot bath tub was once present also.

At the second floor, there is a modern, circa 1975, fiberglass shower unit. No evidence was found for a toilet or lavatory at this floor level, however.

At the first floor kitchen, there is a turquoise-colored, drop-in, ceramic lavatory. The color was extremely popular for a short period of time, during the 1960s primarily. (Cabinet hardware suggests approximately the same date of installation.) Discovery of newspapers from the summer of 1967 beneath the kitchen flooring would further suggest a major kitchen remodeling that year.



*Figure C- 72. Mid-century cabinets and sink.*

The plumbing lines and fixtures are important interpretive features and their retention and reuse are desirable when possible. All portions should be disconnected and retained in place if the plumbing is not put to use. If plumbing is needed, the fixtures are likely candidates for reuse; supply and waste lines are not likely candidates for reuse.

### **Summary of Conditions**

The house has considerable historical significance for its association with persons instrumental in the development of the park. In addition, its box construction is a somewhat scarce and unheralded vernacular construction type; curiously, the manner of construction appears more the work of amateurs than experienced craftsmen which resulted in some structural deficiencies now addressed at least partially. Some conditions remain unaddressed, however. For example, the framing members for the second level flooring system is especially undersized for the spans and loads. Supplemental supports were apparently

installed below the first floor soon after construction and at subsequent times as well. Unfortunately, the somewhat haphazard approaches to reaching a remedy adds to the confusion, hindering analysis and resolution.

In addition, aspects of the methods of installation have lead to unnecessarily rapid deterioration. For example, support posts were sometimes set directly into the ground and, predictably, developed rot soon thereafter.

The building also faces the deterioration of materials due to age.

The Park Service has installed in recent years both additional wood posts and masonry piers to provide additional support for the structure. Additional structural concerns, from damaged original members to original design deficiencies, remain to be addressed. These structural deficiencies are the most serious challenges to providing for long-term preservation.

The building also exhibits the deterioration of materials that are due to age and exacerbated by infrequent repairs. The protective exterior skin of the building has a number of flaws. There are roof leaks that need to be addressed. Exterior siding is loose and in need of additional protective paint coatings. Window and door components need to be tightened. To whatever use the house is put, the remnants of the utility services should be viewed for their interpretive value. If services are not needed, the components can be disconnected and retained in place, leaving reuse for consideration at a later date. If services are needed, the electrical and plumbing fixtures as well as electrical switch and outlet covers should be reused; electrical and plumbing lines, however, are likely candidates for replacement.



They should not be expected to be incorporated into a role of reuse, except for minor exceptions such as electrical fixtures.

## PART II: TREATMENT AND USE

### A. ULTIMATE TREATMENT & USE

#### Recommended Ultimate Treatment

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

In regards to the Chapman Cabin, the agreement further specifies the appropriate treatments, stating "the exterior...will be restored and the interior rehabilitated."

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

**Accordingly, the Recommended Ultimate Treatment includes the restoration of the exterior to its circa 1995 appearance and**

**rehabilitation of the interior to current appearance in good repair. It is further recommended that the current plumbing and electrical systems be disconnected and retained in place and that a new electrical system of limited scope for house and site be installed for security and emergency lighting. It is further recommended that interior use of the Chapman Cabin by the public will be limited to daytime visitation only, if at all.**

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 historic features.
- In the current absence of evidence of missing early designs, such as lighting fixtures, provides flexibility in the design of replacements.

- Allows the flexibility of closing off from public access entire rooms, groups of rooms or the entire house interior in accordance with park administrative capabilities.
- 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:

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

## **B. REQUIREMENTS FOR TREATMENT**

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

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

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

## C. ALTERNATIVES FOR TREATMENT

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

**Alternative #1: Restore the exterior to its circa 1995 appearance and rehabilitate the interior to retain current appearances in good repair. Disconnect all utilities to the property.**

This approach would have the following advantages:

- Enhances public benefit by retaining and preserving a 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.
- Eliminates the cost of designing, installing and maintaining utility systems.
  - Constitutes cost-effective treatments of the exterior and the interior.

This approach would have the following disadvantages:

- Places the house at jeopardy of damage or loss by excluding the use of fire detection and intrusion detection systems.
- If there is access to the interior of the house, places occupants at greater risk by eliminating fire detection and emergency lighting.

## D. RECOMMENDATIONS

The Recommended Ultimate Treatment for the Chapman Cabin includes the restoration of the exterior to its circa 1995 appearance, and the rehabilitation of the interior.

The circa 1995 restoration date is recommended because it postdates the modifications to the building's significant character-defining features.

### **Actions to Achieve Recommended Ultimate Treatment:**

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

- Perform analyses of exterior paint and finishes for reference in developing restoration strategy.
- Perform archaeological clearance of areas to be impacted by further investigations or site improvements.
- Establish positive drainage away from the Chapman Cabin site.
- Prepare an engineering analysis of the cabin's structural capacities. In accordance with these findings, add supplemental structural elements as needed, such as piers and beams at grade, and/or limit loading capacities by curtailing occupancy, such as at second floor rooms.
- In making weather-tight the protective exterior envelope of the house, replace the roofs according to evidence of period roof type.
- ...Repair, make tight and repaint the exterior in accordance with the paint research.
- ...Repair, reglaze and repaint the exterior door and window units in accordance with the paint research.
- ...Repair and repaint exterior porches and stairs in accordance with the paint research.
- Integrate new code-compliant elements, such as additional handrails at exterior and interior stairs and porches, into the existing design to improve occupant safety.
- Provide for accessibility by the handicapped to the first floor.
- Disconnect, label and retain in place, for safety and interpretive purposes, unused elements of the cabin's existing electrical and plumbing systems. Place signage indicating non-functional elements.
- To minimize the potential for fire caused by electrical malfunction, design and install for cabin and site a new electrical system of limited scope for security systems and emergency lighting. Locate electrical panel in a secure room. Provide for an evening disconnect except for the circuit to the security systems.
- Install fire and intrusion detection systems.

Other recommendations include:

- Perform interior paint and finish analyses and collect samples of wallpaper and other fragile building materials for documentation purposes. Incorporate findings into the park's interpretive program.
- Periodically review visitation and use policy in light of benefits to the public, risk to the resource and capacity of the park to administer.

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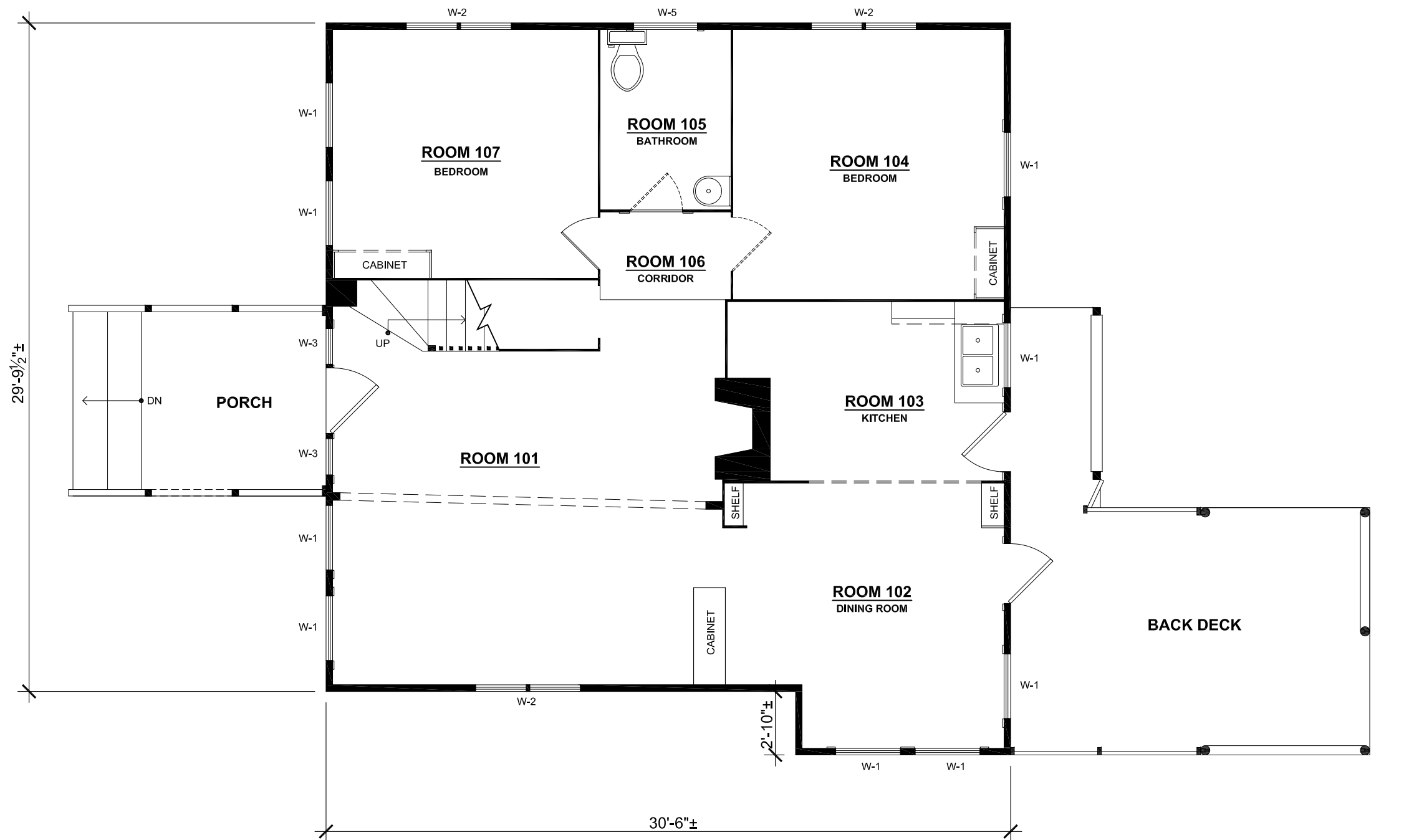
[www.littleriverrailroad.org](http://www.littleriverrailroad.org)



# **APPENDIX A**

## **2008 AS-FOUND DRAWINGS**

1. First Floor Plan
2. Second Floor Plan

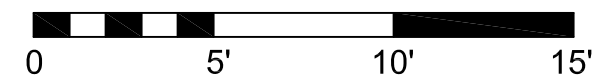


W-# WINDOW TYPE



MISSING DOOR

ELEMENT ABOVE

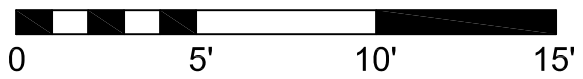
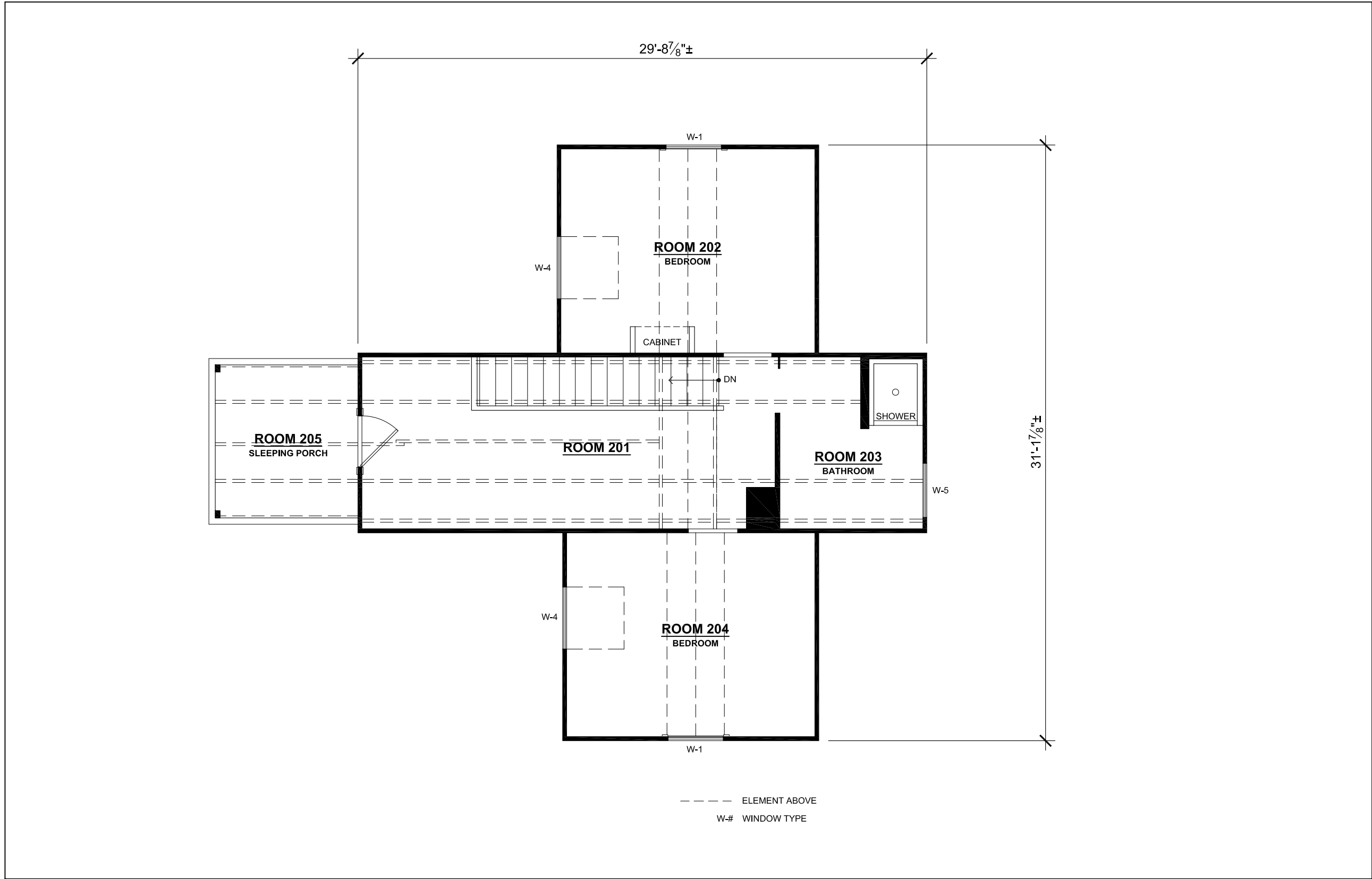


JOSEPH K. OPPERMANN-ARCHITECT, P.A.  
WINSTON-SALEM, NORTH CAROLINA

CHAPMAN-BYERS CABIN  
GREAT SMOKY MOUNTAINS NATIONAL PARK  
SERVIER COUNTY, TN  
EXISTING FIRST FLOOR PLAN

JOB #:	0809
DATE:	FEBRUARY 2009
DRAWN BY:	MDK
SCALE:	3/16" = 1'-0"
REVISIONS:	

SHEET #:  
**1**



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

CHAPMAN-BYERS CABIN  
GREAT SMOKY MOUNTAINS NATIONAL PARK  
SERVIER COUNTY, TN  
EXISTING SECOND FLOOR PLAN

JOB #:	0809
DATE:	FEBRUARY 2009
DRAWN BY:	MDK
SCALE:	3/16" = 1'-0"
REVISIONS:	

SHEET #:  
**2**