

Sneed Cabin

Elkmont Historic District
Great Smoky Mountains National Park
Historic Structure Report



August 2015

for

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

by

JOSEPH K. OPPERMAN-ARCHITECT, P.A.

539 N. Trade Street Winston-Salem, NC 27101

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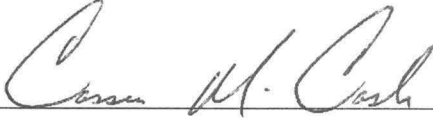
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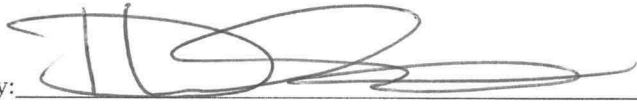
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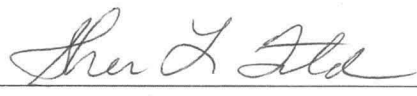
Elkmont Cabin #1
LCS#: # 261521


The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park and at the Southeastern Regional Office of the NPS (SERO). For more widespread access, the historic structure report also exists in digital format through the IRMA Portal, Integrated Resource Management Applications, including the NPS Data Store, accessed at <<https://irma.nps.gov/App/Reference/Welcome>>, a website of the National Park Service.

Sneed Cabin
Elkmont Historic District
Great Smoky Mountains National Park
Historic Structure Report
2015

Approved by:  9-16-15
Superintendent, Great Smoky Mountains National Park Date

Recommended by:  9/28/15
Chief, Cultural Resources, Partnerships, and Science Division, Southeast Region Date

Recommended by:  9/29/15
Deputy Regional Director, Southeast Region Date

Approved by:  9/29/15
Regional Director, Southeast Region Date

Foreword

We are pleased to make available this Historic Structure Report, part of our ongoing effort to provide comprehensive documentation for the historic structures and landscapes of National Park Service units in the Southeast Region. A number of individuals contributed to the successful completion of this work, but we would particularly like to thank the Project Team who authored the report.

The authors would like to thank the staff at the Great Smoky Mountains National Park who assisted with the project, especially Dianne Flaugh, cultural resource manager, who provided copies of relevant documents from park files, logistical assistance and general editorial review. Danita Brown, AIA, architect, of the National Park Service's Southeast Regional Office, provided helpful comments as part of her technical review and project oversight. We hope that this study will prove valuable to park management in ongoing efforts to preserve the building and to everyone in understanding and interpreting this unique resource.

Dan Scheidt, Chief
Cultural Resources, Partnerships, and Science Division
Southeast Regional Office
2015

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Executive Summary

The purpose of this report is to document the development, use, and current condition of the Sneed Cabin in the Elkmont Historic District of the Great Smoky Mountains National Park. The National Park Service will use this report to inform and guide their stewardship of this historic structure. The scope of work prescribed by NPS for this HSR specifies “limited” historical research as defined by Director’s Order #28: Cultural Resources Management Guidelines.

The present study provides historical background and context for Elkmont that is based primarily on a series of studies and reports developed by the National Park Service between 1993 and 2006. Elkmont’s history has been well documented, and this Historic Structure Report has not included additional archival research on the larger community but does include additional historical documentation for the families who occupied the cabin.

Determination of the physical evolution of the Sneed Cabin is based primarily on earlier photographs, combined with building investigation and extensive dating of building fabric, a process sometimes called “building archaeology.”

The report is divided into two major segments, Part I: Developmental History and Part II: Treatment & Use. Part I is organized into three sections that address in sequence the historical background and context of Elkmont, a chronology of development and use of the Sneed Cabin specifically, and a physical description of the cabin’s exterior and interior on a room-by-room basis. This last section also includes an assessment of condition and a listing of character-defining features. A bibliography concludes Part I.

Part II presents the recommended “ultimate treatment and use” and also examines alternatives for treatment and use as well as requirements that circumscribe the cabin’s treatment and use. The Appendix contains scaled drawings of as-found foundation, floor, and roof plans.

Historical Overview

The town of Elkmont was developed in the early twentieth century as a summer community, deep in the woods of the Great Smoky Mountains in Sevier County, Tennessee. Elkmont was listed in the National Register of Historic Places in 1994 as the Elkmont Historic District, which at that time included sixty-nine historic structures constructed primarily between 1910 and 1930. The district’s historic structures were organized around two clubs, the Appalachian Club and the Wonderland Club, and included dozens of rustic summer cabins, a social clubhouse, a hotel, and a variety of outbuildings.

Most of those structures have since been removed by the National Park Service, but the Appalachian Club’s clubhouse, the Spence Cabin on Little River, and sixteen of the summer cottages and ancillary structures built along Daisy Town Road in the early twentieth century are being preserved. The existing contributing structures retain much of their historic integrity, but most have been vacant since 1992 and are in various states of disrepair.

Statement of Significance

In 1994, the properties associated with the Appalachian Club and Wonderland Club were

listed in the National Register of Historic Places as the Elkmont Historic District. The district's significance is due to its associations with events that have made a significant contribution to the broad patterns of our history (Criterion A). Specifically, Elkmont is significant for its part in the development of summer resort communities during the early twentieth century. These communities were the product of a renewed interest in nature and outdoor recreation, and their rustic architecture, landscaping, and planning reflect this admiration for a "back-to-nature" lifestyle.

In addition, the Elkmont Historic District is significant because the surviving properties embody the distinctive characteristics of rustic architecture and vernacular building traditions. While the properties at Elkmont may lack "individual distinction," the National Register nomination points out, as a group they comprise "a significant and distinguishable entity."

Cultural Resources and Natural Resources

Although the park intended to remove the buildings at Elkmont and return the area to nature, Section 106 consultation with the Tennessee State Historic Preservation Office, the Advisory Council on Historic Preservation, and other interested parties resulted in negotiation of a Memorandum of Agreement (MOA) in 2008 to resolve the adverse effects on National Register properties posed by the proposed demolition.

The MOA states in part, "...eighteen contributing and one non-contributing building will be retained . . . A total of 30 contributing buildings will be removed. . . The exterior of the sixteen buildings in Daisy Town will be restored and their interiors rehabilitated." The MOA includes stipulations for documentation and treatment that led to development of historic structure reports (HSRs) on this and the other buildings in the district.

In 2009, NPS amended the park's GMP and prepared the Final Environmental Impact Statement (FEIS) for the Elkmont Historic District. The FEIS outlines the strategy to restore the exteriors of nineteen buildings "to a point within the period of significance" (1908–1940, according to the current National Register Nomination for Elkmont; 1910–1942, according to the draft nomination for a Daisy Town historic district) when there is adequate documentation. For the interiors, the stated goal in the FEIS is to "preserve," which encompasses the rehabilitation called for in the MOA.

The MOA stipulates reconsideration of the National Register nomination to reflect the area of retained buildings and cultural landscapes. A more informed understanding of the historic district has evolved during the course of developing the required HSRs and the findings of those studies suggest that a revision to the period of significance might be in order.

With three-fourths of the required HSRs complete, a range of building materials and features from the early post-World War II era have been documented. These represent a continuation of the vernacular building traditions that give the district its historic character. Their continued preservation, as recommended in several of the HSRs to date, should be considered when a new National Register nomination is developed.

Methodology

The objectives of this Historic Structure Report (HSR), which complies with the guidelines at NPS-28, are to research and prepare a comprehensive and scholarly assessment of the building's history and fabric and its existing physical conditions, and to recommend treatment for preservation.

The findings and recommendations made in this report rely on the combined research of primary and secondary resources, early photographs, oral histories, and the investigation of extant building fabric.

The NPS Scope of Work for this HSR places the level of background research for this report as “limited investigation,” as defined in NPS-28. However, because of the scarcity of written documentation, additional research was deemed necessary for an adequate understanding of the context and history of this particular cabin.

Physical investigation of the building to determine its evolutionary history was a large component of the work to complete this HSR. That investigation involved a close look at features in the building and at details such as the framing materials and methods, the relationship of finish treatments, and the variety of siding, ghost marks, and nail types. Each research effort, both documentary and physical, was designed to create a dual, coordinated approach to determining how the building was used and adapted over the progression of Elkmont’s history.

The firm of Joseph K. Oppermann – Architect, P.A., prepared this HSR. The team for this cabin included Joseph K. Oppermann, FAIA, historical architect and principal-in-charge; Rebecca L. McCormick, AIA, assisting architect; Langdon E. Oppermann, architectural historian; Christopher M. Woollard, Associate AIA; and Tommy H. Jones, cultural resource specialist. The team researched, investigated and documented the cabin and authored this HSR. This interdisciplinary approach improves understanding of history and conditions, which aids the development of appropriate treatment recommendations.

An initial three-day visit to the site was made in the spring of 2014 with multi-day follow-up visits in November 2014 and April 2015. Measurements were compiled using manual measuring tape, carpenter’s ruler, digital cameras and recorder, and a Leica Disto laser distance meter. Overall photography was completed for both exterior and interiors. Detailed field drawings were made. Upon return to the office, these field drawings were used to create digitized AutoCAD drawings of foundation, floor and roof plans. The digitized

floor plan became the base document on which final recordings and assessed conditions were made during the subsequent return trips.

A standard assessment methodology was used for the condition survey of each exterior feature and each interior room, itemizing features and elements. Detail photography was conducted. Visual observation of surface conditions supplemented with a 20-power magnification loupe and Protimeter BLD 2000 moisture meter were the method and instruments of assessing the physical condition of building materials. In accordance with the NPS scope of work, no building system components were tested. No invasive methods of investigation were employed. Tape measure and digital cameras were used to record the size, design and location of components and conditions.

Findings

Located near the northern end of Daisy Town Road, the Sneed Cabin is on Lot #3, a quarter acre about two hundred feet south of the Appalachian Club’s historic clubhouse (1934). Facing west, it is the northernmost in a row of rustic summer cabins on the east side of the road. The Sneed Cabin is a contributing building in the proposed Daisy Town Community National Register Historic District.

The cabin was built by Weston Miller Fulton Sr. (1871-1946), shortly after his marriage to Barbara Murrian (1890-1971) in 1910. He was a meteorologist, inventor, and prominent industrialist in Knoxville. The cabin is one of several log buildings that were built at Elkmont in the early decades of the twentieth century, but is the only one remaining in the Daisy Town community. Constructed with logs left in the round and laid up with very shallow saddle notching, the house is an excellent example of a type of building that was often used for resort cabins in the early twentieth century.

The original building included the two log pens, which intersect in a T-shaped plan and which were most likely divided into a total of three rooms plus perhaps a bathroom. Shed-roofed porches on the front and rear were also original features.

The shed of the rear porch roof extends over a kitchen addition built at the north end of the porch, probably in the 1930s. Between the two bedrooms on the south side of the house is a modern bathroom that apparently replaced an early twentieth-century bathroom in the same location.

Most of the house's historic fabric remains intact, excepting the front and rear porch balustrades and posts, the wooden steps at the kitchen door and at both porches, and the small awning roof added at the north end of the front porch. Large sections of interior and exterior tongue-and-groove flooring have also been replaced.

Many of the original windows and doors have been removed from their frames but remain in the house, with the exception of the back door, which appears to be missing. Most of the simple wood trim on the interior remains in place as well, excepting the mantel shelf.

The interior has been compromised by the attempt to create a loft over the bedrooms, with alterations that were both poorly designed and executed. All of the historic partitions in the south log pen appear to have been removed when the present bathroom was built in the 1970s.

Recent repairs by park staff have gone a long way toward stabilizing the structure, but the work remains incomplete. The building's historic character has been diminished by removal of a number of historic features, including log posts and paneled balustrades from both the front and rear porches.

The poor condition of some of the roofing has allowed moisture penetration, and rainwater

off the roof remains completely uncontrolled. Steps to the porches and to the kitchen door have been removed and not replaced, and the stone steps, walkway, and retaining walls in the front yard are in poor condition.

Recommended Treatment and Use

The Memorandum of Agreement (MOA) resolving adverse effects under Section 106 of the National Historic Preservation Act obligates the NPS to continued preservation of the Sneed Cabin, stipulating also that the exterior will be restored to its appearance during the district's period of significance and the interior rehabilitated to a safe and stable condition.

The recommendations discussed in the last section of this report and summarized here are meant to provide a conceptual plan for treatment of the Sneed Cabin. They do not and are not intended to provide complete specifications for all aspects of the work. Some of the repairs can be performed by a skilled carpenter. Other repairs will likely require plans and specifications as well as additional, more intensive building investigation.

Recommendations for Site Work:

- whenever site work requires ground disturbance, secure clearance from an archaeologist before commencing work;
- repair grade around the cabin to ensure positive drainage away from the foundation, especially on the south side;
- ensure that there is no wood-to-ground contact under and around the cabin;
- reconstruct wooden steps to front porch, back porch, and kitchen;
- repair front walkway, steps, and retaining wall.

Recommendations for Foundation Work:

- eliminate wood-to-ground contact under and around the cabin and/or install metal termite shields;
- recreate diamond-patterned lattice foundation enclosure.

Recommendations for Log Walls and Framing:

- repair damaged collar ties and gable trusses, replacing missing features in kind;
- repair rotted log ends at south end of back porch;
- repair and repaint exposed log ends;
- maintain added beams supporting floor joists.

Recommendations for Roofing:

- remove all existing roofing, repair decking as necessary, and install green asphalt roll roofing;
- install full system of unpainted, galvanized, half-round gutters and round downspouts on all sides of the house.

Recommendations for Porches:

- recreate historic paneled balustrades, posts and brackets, and log header on front porch;
- reconstruct wooden bench and awning at south end of front porch;
- reconstruct paneled balustrade and screening on back porch;
- reconstruct wooden steps to front porch, back porch, and kitchen door.

Recommendations for Chimney and Fireplace:

- monitor chimney for movement;
- reinstall galvanized metal chimney cap;
- replace missing stone veneer on fireplace surround.

Recommendation for Flooring:

- paint all tongue-and-groove flooring in existing color.

Recommendations for Doors:

- reinstall all historic doors, including screen doors, that remain in the cabin;
- install new back door to match front door;
- install at front door a screen door matching the historic screen door for the kitchen door;
- repair all door hardware to working order;
- repaint all doors and associated exterior and interior wood trim.

Recommendations for Windows:

- reinstall window sash and repair to working order;
- reinstall and repair wood trim;
- repaint all windows and associated exterior and interior wood trim.

Recommendation for Interior:

- Remove loft and its associated features.

Recommendations for Fire Suppression and Security:

- install complete fire-detection system;
- install complete fire-suppression system;
- bypass but preserve existing electrical wiring and fixtures in place;
- install new electrical system in metal conduit.

Recommendations for Pest Control:

- ensure no wood-to-ground contact
- ensure a dry crawl space beneath the cabin;
- screen all windows and doors;
- install crumpled hardware cloth within the chimney stack to prevent animal entry;
- fill small openings with foam or fiberglass backer rod;
- routinely inspect in, beneath, and around the structure for signs of the presence of wood-destroying insects and other pests.

Other Recommendations:

- consider extending National Register period of significance for the proposed Daisy Town district to encompass the Little River Company's founding of Elkmont in 1908 as well as the early post-World War II era;
- improve general maintenance of the Daisy Town district;
- implement appropriate measures to stem vandalism;
- develop interpretive brochure for Elkmont;
- use HSRs to inform park planning documents, including National Register nomination updates.

Administrative Data

Locational Data

Building Name: Sneed Cabin

Location: Elkmont Historic District
Great Smoky Mountains
National Park

County: Sevier County

State: Tennessee

Related NPS Studies

“Future Management of the Elkmont Historic District.” Briefing Statement by National Park Service, January 27, 2010.

National Park Service U.S. Department of the Interior. “Elkmont Historic District. Final Environmental Impact Statement and General Management Plan Amendment.” Vols. 1 and II. Gatlinburg, TN: National Park Service, 2006.

Oppermann, Joseph K. “Addicks Cabin and Adamless Eden, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2010.

_____. “Appalachian Clubhouse, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2009.

_____. “Cain Cabin, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2001.

_____. “Chapman-Byers Cabin, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2009.

_____. “Creekmore Cabin, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2014.

_____. “Higdon Cabin, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2015.

_____. “Levi Trentham Cabin, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2010.

_____. “Mayo Cabin and Mayo Servants’ Quarters, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2010.

_____. “Smith Cabin, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2014.

_____. “Spence Cabin, Elkmont Historic District, Great Smoky Mountains National Park, Historic Structure Report.” National Park Service Southeast Regional Office, 2009.

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Thomason, Phillip and Dr. Michael Ann Williams, revised by Len Brown. National Register of Historic Places nomination; 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." National Park Service, 2005.

_____. "Cultural Resources of the Elkmont Historic District, Great Smoky Mountains National Park, Sevier County, Tennessee." National Park Service, 2004.

Real Property Information

Acquisition Date: June 14, 1933

LCS ID: 510229

Size Information:

- Total Floor Area: 1,114 square feet ±
- Roof Area: 2,100 square feet ±
- Number of Stories: 1
- Number of Rooms: 6
- Number of Bathrooms: 1

Cultural Resource Data

National Register Status: Listed
March 22, 1994; Contributing Structure.
Reference # 94000166

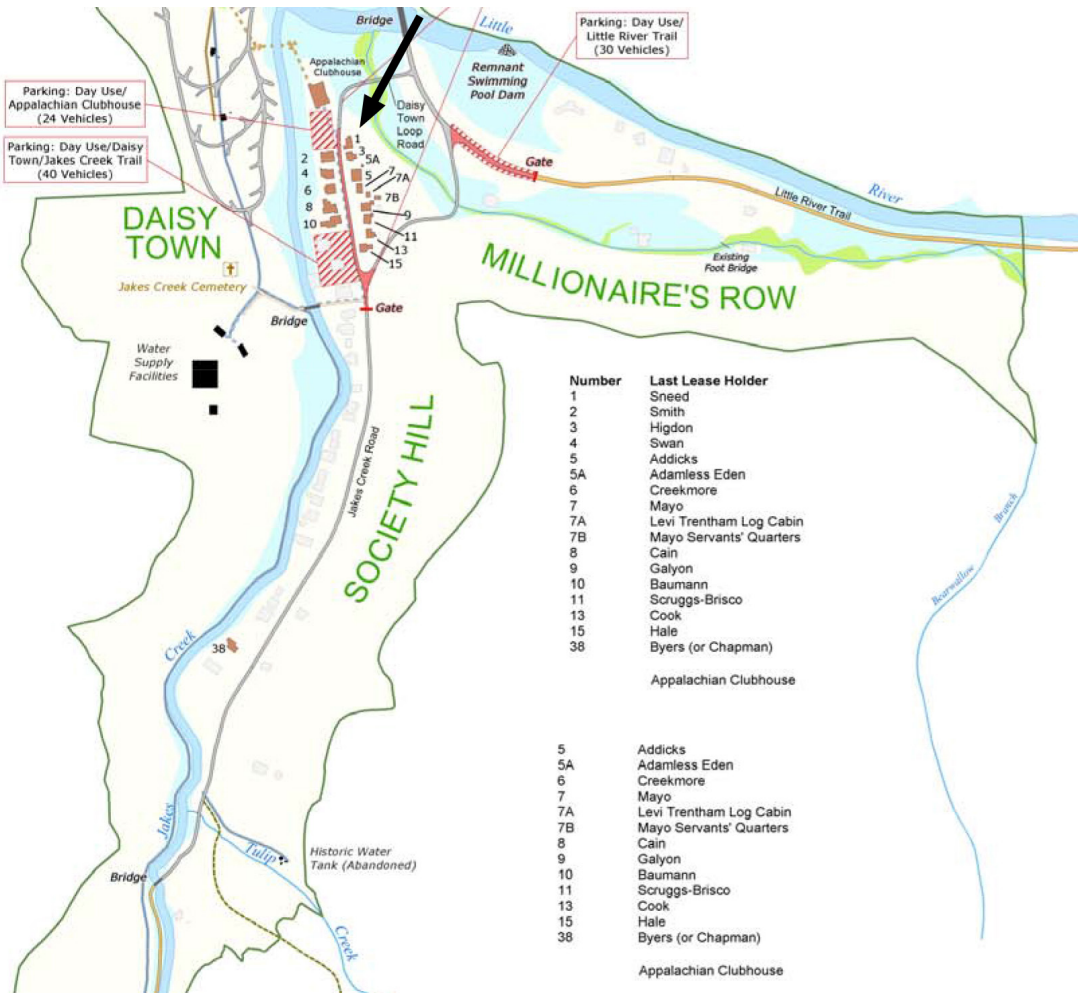


Figure 1. Detail from map of Elkmont showing Daisy Town and vicinity, annotated with an arrow to locate the Sneed Cabin.

Name: Elkmont Historic District, Great
Smoky Mountains National Park

Proposed Treatment: Exterior
Restoration and Interior Rehabilitation

Part I: Developmental History

I.A. Historical Background and Context

The town of Elkmont was developed in the early twentieth century as a summer community, deep in the woods of the Great Smoky Mountains in Sevier County, Tennessee. Elkmont was listed in the National Register of Historic Places in 1994 as the Elkmont Historic District, which at that time included sixty-nine historic structures constructed primarily between 1910 and 1930. The district's historic structures were organized around two clubs, the Appalachian Club and the Wonderland Club, and included dozens of rustic summer cabins, a social clubhouse, a hotel, and a variety of outbuildings.

Most of those structures have since been removed by the National Park Service, but the Appalachian Club's clubhouse, the Spence Cabin on Little River, and sixteen of the summer cottages and ancillary structures built along Daisy Town Road in the early twentieth century are being preserved. The existing contributing structures retain much of their historic integrity, but most have been vacant since 1992 and are in various states of disrepair.

Elkmont is important not only for its architecture, but also for its association with the development of summer resort communities in the southern Appalachian Mountains in the early twentieth century. These communities were the products of a renewed interest in nature and outdoor recreation, and their architecture, landscaping and planning sought earnestly to express this "back-to-nature" sentiment.

This chapter of the present study provides historical background and context for Elkmont and is based primarily on a series of studies and reports developed by the National Park Service between 1993 and 2006. Elkmont's history has been well documented, and this Historic Structure Report has not included additional archival research on the larger community but does include some additional historical documentation for the families who occupied the cabin.

Environment

Nestled in the valley of the East Prong of Little River on the Tennessee side of the Great Smoky Mountains National Park, Elkmont is ideally situated for a mountain getaway. The valley is just over 2,100 feet above sea level and is enclosed by steeply sloped, forested mountains with a biologically rich environment and wide diversity of plants, animals, and invertebrates. A temperate climate and high levels of rainfall have promoted both human settlement and plant growth. The Little River and its tributary

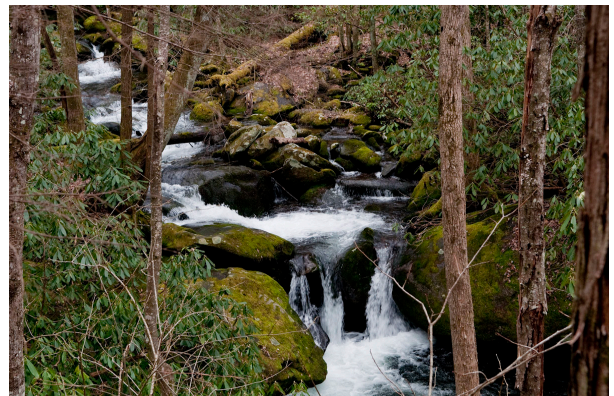


Figure 2. Cascade on Jake's Creek.

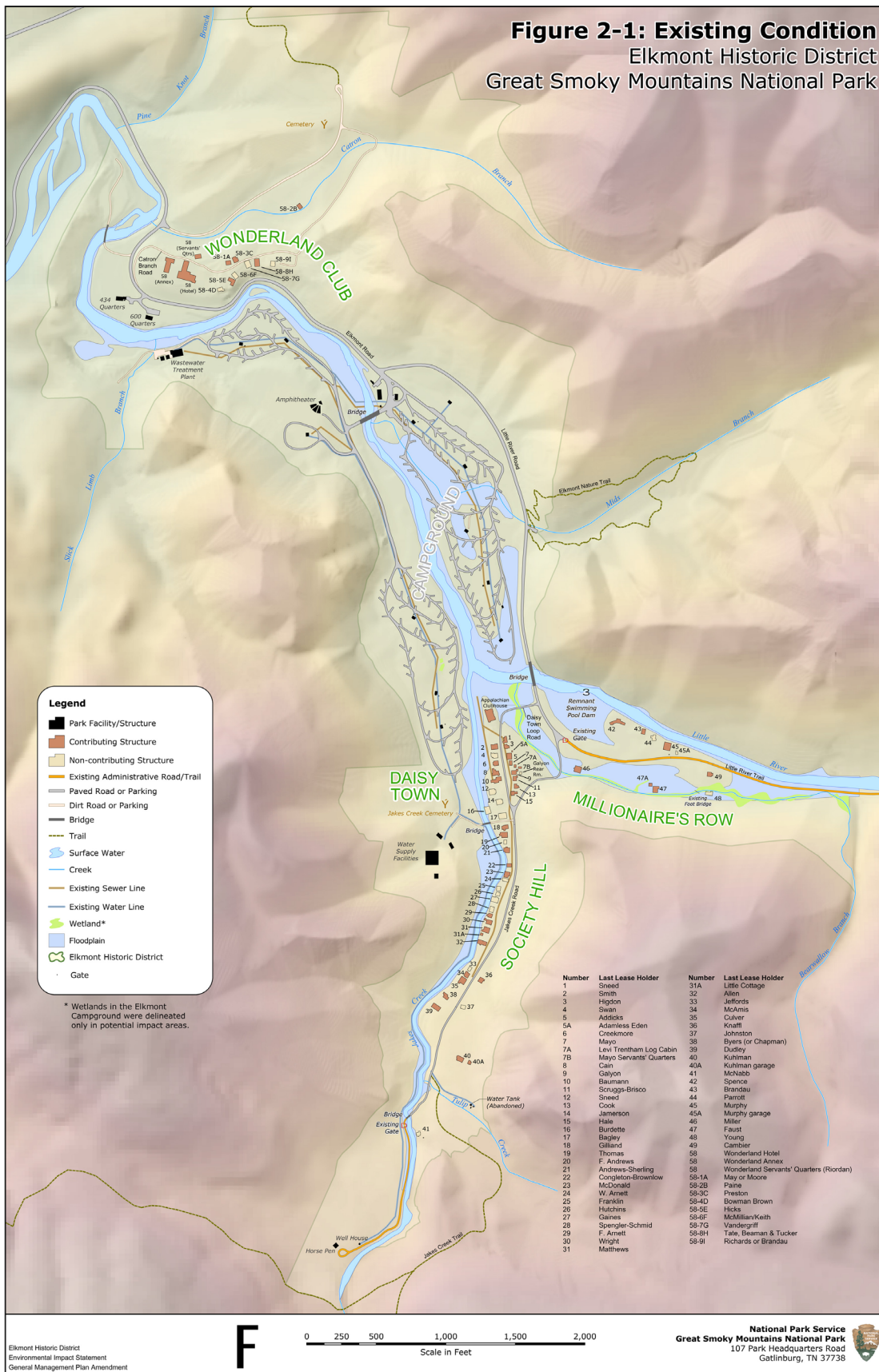


Figure 3. Map of Elkmont Historic District showing its communities bordering Jakes Creek and the Little River. (National Park Service)

Jakes Creek are each fed by springs and smaller branches flowing from the upper elevations of the surrounding mountains. The valley is narrow, but its level areas along the waterways have been areas of settlement through several centuries and changing cultures.

Early Euro-American Settlement

Although Native Americans settled in the Little River valley centuries earlier, the first permanent Euro-American occupation occurred after the 1785 Treaty of Dumplin Creek, when the Cherokees ceded a large tract of land between the French Broad and Little Tennessee rivers to the United States. The new settlers began to farm the mountain valleys and coves. Two families, the Ownbys and Trenthams, came to own much of the land along Jakes Creek, where they constructed single- and double-pen log dwellings, farm buildings and mills.

The heavily forested and rugged mountain terrain initially inhibited extensive settlement and travel through the area. However, by the latter part of the nineteenth century, family-owned companies, especially the J.L. English Company and Swaggert & Eubanks, began to cut and laboriously haul timber out of the mountains. Larger timber companies soon saw opportunity in the Great Smokies, especially as timberlands in the Northeast and Great Lakes area were depleted. These companies had an enormous impact on the surrounding environment in only a short time. With their greater capital came more efficient methods of extracting timber, resulting in widespread destruction of mountain habitat.

Little River Lumber Company

A group of Pennsylvania investors, Col. Wilson B. Townsend, J. W. Wrigley, and F. H. McCormick, selected this area of the Smokies after investigating its lumber



Figure 4. Avent Cabin, Elkmont, built by the Ownby family about 1845.



Figure 5. Undated postcard, "Saw Mill, Little River Lumber Company, Townsend, Tenn."

potential. In 1900, they bought 86,000 acres of virgin forest along the Little River, and the following year chartered the Little River Lumber Company. The company set up its headquarters and built a large band mill in Tuckaleechee Cove. The community of workers that grew around the sawmill was named Townsend in honor of the company's founder and general manager.

In 1901, the Little River Railroad Company was created to bring in the valuable hardwoods from upper elevations. The railroad connected to the Knoxville & Augusta Railroad and later would be extended to link the company headquarters at Townsend to additional mountainous areas, reaching Elkmont in 1908.

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



Figure 6. Little River Railroad Company set-off houses. (Little River Railroad and Lumber Company Museum)



Figure 7. A log loader lifts a log onto a flatbed rail car. (NPS, “Logging,” www.nps.gov/media/photo/gallery.htm?id=BF35F887-1DD8-B71C-0793D04A3C9075AF)



Figure 8. Logging train with workers. (NPS, “Logging,” www.nps.gov/media/photo/gallery.htm?id=BF35F887-1DD8-B71C-0793D04A3C9075AF)

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

The rail line into the mountains was built from 1906 to 1908. At its terminus, a lumber camp was established as a base of operations, and a community of workers and their families soon took root. This was Elkmont. Company headquarters remained in Townsend, and as the businesses prospered, Col. Townsend and his investors hired the much younger Joseph P. Murphy as superintendent.

Although the purpose of the rail line was timbering, access to the isolated mountains



Figure 9. A chestnut tree somewhere in the watershed of the Little River, ca. 1900. (Daniel Paulin, *Images of America: Lost Elkmont*)

changed the region. Knoxville sportsmen were soon asking to use the railroad to reach hunting and fishing locations in the backcountry. A long-time Elkmont summer resident recalled the role the train played in transforming Elkmont from a logging camp to a vacation community:

At first, these Knoxvilleians rode the 'dog car' or caboose, got off at Elkmont and the train continued up to Jakes Creek to the logging camps. This weekend trip became so popular that the wives became curious. So in 1907 the wives and husbands hunted and fished together in Elkmont.¹

1. Ivah C. Murphy, interviewed in 1965, Willard Yarbrough, "Early Days Recalled: Elkmont, Rooted in Smoky Park History, Is Proud of Tradition," *The Knoxville News-Sentinel*, August 29, 1965, p. F. genealogytrails.com/tenn/sevier/commElkmont.html

The lumber company recognized the potential of passenger service and encouraged the sportsmen and their families. Before long, an observation car was added to take travelers from Knoxville to Elkmont each Sunday.



Figure 11. Undated photograph of log train passing through Elkmont. (Little River Railroad and Lumber Company Museum)

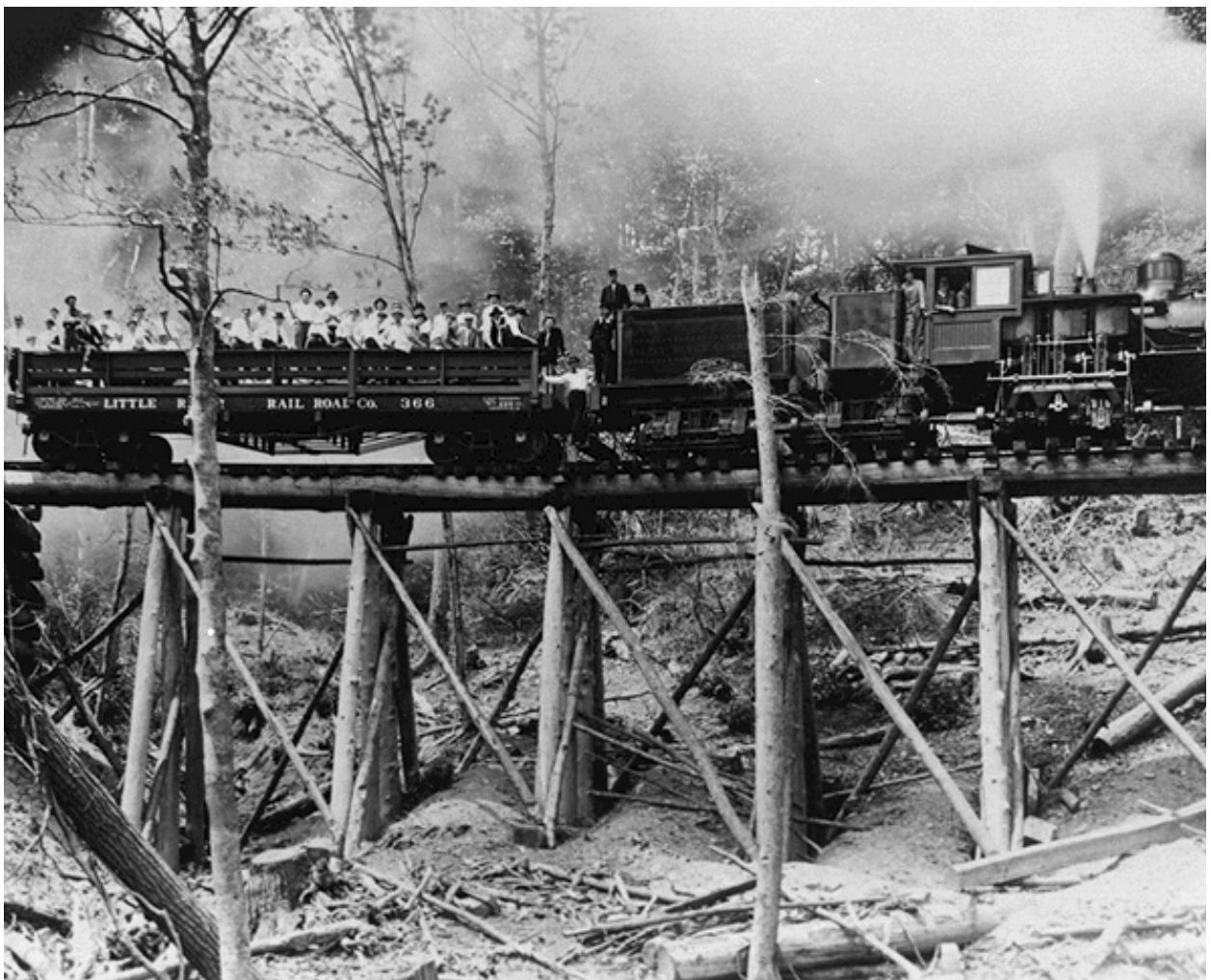


Figure 10. Logging train with workers. (NPS, "Logging," www.nps.gov/media/photo/gallery.htm?id=BF35F887-1DD8-B71C-0793D04A3C9075AF)

These excursions quickly grew in popularity and came to be offered several days a week. By 1909, tourists traveled daily from Knoxville's Southern Station to Elkmont.

Certain engines began to be used predominantly to pull the passenger cars. In 1911, superintendent Murphy bought a new, modern locomotive, designed to navigate the line's steep grades and tight curves. This engine was assigned not to the logging operation, but to the ever growing passenger schedules, handling the daily trains and special weekend excursions.

Appalachian Club

As land was cleared, the lumber company presented an area for development and in



Figure 12. The original Appalachian Clubhouse, ca. 1910 (later destroyed by fire). (Steve Cotham, *Images of America: The Great Smoky Mountains National Park*, Arcadia Publishing, 2006)



Figure 13. Socializing on the original Appalachian Clubhouse porch, undated photograph. (Cotham, *Images of America*)

1910, deeded 50 acres to the Appalachian Club while retaining timber and mineral rights. A clubhouse for members was built south of the railroad workers' town of Elkmont. The club was a Knoxville-based sportsmen's club composed primarily of businessmen who sought the hunting and fishing opportunities of the mountains. The Appalachian Club was said to be the most exclusive in East Tennessee. Its new clubhouse spurred construction of rustic cabins for families, and a community of summer residents developed. In 1910, Colonel Townsend built his own cabin south of the clubhouse. The area became known as Daisy Town.²

The Appalachian Clubhouse served as both clubhouse and hotel. Ten rooms were initially constructed, but an annex was soon added to provide accommodations for the growing membership.

Early photographs show the original clubhouse designed in the rustic style prevalent throughout the district. The dominant feature of the simple two-story wood frame structure was a wide porch stretching the length of the building. A masonry chimney can be seen in an early photograph rising at the front elevation, probably serving a fireplace in the main room used for dining, dancing, and other social events. To protect the club members from dirt and mud as they traveled to and from the

2. Joseph K. Oppermann, *Appalachian Clubhouse Historic Structure Report* (Atlanta, GA: National Park Service Southeast Regional Office, 2009)



Figure 14. A view of the card room of the original Appalachian Clubhouse. (Paulin, *Lost Elkmont*)

clubhouse, a boardwalk was built connecting the clubhouse to the cottages.

Members brought with them many of their social standards and formality, as well as domestic servants, some of whom lived in small buildings behind the cabins. Meals were served by waiters in the clubhouse, nurses watched over the children, and members arrived well-attired for performances and formal costume parties.³ Societal manners and customs were enjoyed, but daily activities were geared to enjoyment of the rustic and rugged environment of the mountains.

The Appalachian Club was promoted in brochures distributed by the Little River Railroad and the Knoxville & Augusta Railroad. The natural surroundings, cozy cottages, and modern amenities were advertised to entice newcomers. A 1914 brochure, "The Appalachian Club," was distributed to a select audience and announced that the 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."⁴ Some of the changes touted in the brochure included a complete water and sewerage system and electric lighting. A water tank was constructed near the Hommel Orchard. Prior to this time, water was provided from a spring located down the hill behind the Higdon and Addicks cabins.

The electric system for the clubhouse and cabins was provided by a water-powered generator, but the system provided electricity for only two hours a day. The system failed in the 1920s as members began adding electric stoves, refrigerators, and heaters to their cabins. Later, diesel-powered generators were installed at the northern end of the Elkmont community where a dam on the Little River was created. With this system, lights were turned off promptly at 10:00 PM each

3. Thomason and Associates, *The History and Architecture of the Elkmont Community* (Atlanta, GA: National Park Service Southeast Regional Office, 1993), p. 17.

4. *Ibid.*, p. 11.

night. It was not until 1952 that commercial electric service was brought to the Elkmont community by the Sevier County Electric Company.⁵

Wonderland Park Company (Club)

In 1911, the Little River Lumber Company made another deed of land, selling acreage just north of the Elkmont community to Charles B. Carter. Carter and his brother

5. Gail L. Guymon, Daisy Town Historic District, draft National Register nomination, 2010.



Figure 15. View of the community spring that was located down the hillside behind the Higdon and Addicks cabins. Two wooden stairways are visible here, and there may have been others, including one between the Sneed and Higdon cabins. (Paulin, *Lost Elkmont*)



Figure 16. Wonderland Hotel, undated photograph. (NPS-GRSM Collection)

founded the Wonderland Park Company and constructed the Wonderland Park Hotel on their new acreage in 1912. Like the Appalachian Club, the Wonderland Hotel catered to those seeking relaxation and recreation in a mountain landscape, and was conveniently reached by the daily passenger train from Knoxville, the Elkmont Special. The Wonderland Hotel was also advertised by the two rail lines in brochures promising an array of outdoor activities, such as fishing, horseback riding and mountain climbing, as well as social events and formal dances.

Only a year later, the Carter brothers' activities were drawing less pleasant attention. The brothers were selling land aggressively and suspected of deceitful sales tactics. A legal dispute in 1913 disrupted any plans they 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 community was similar to the Appalachian Club with its members' cabins clustered near the hotel.

The Town of Elkmont

The little community that began as a lumber camp in 1908 soon became a sizable town as the Little River Lumber Company increased its operations in the valley. Elkmont was situated in a relatively flat area where Jakes Creek joined the Little River. The workers' town had a character distinct from its later neighbors at the Appalachian and Wonderland clubs. At its peak, Elkmont town could boast several dozen dwellings, a



Figure 17. A view of Elkmont ca. 1912 showing housing for Little River Lumber Company employees. (Cotham, *Images of America*)

few commercial buildings, a school and two churches.

The buildings were generally stark and utilitarian, reflecting the town's impermanence and working population. The decline of this early lumber town coincided with the relocation of the Little River Company's operations from Elkmont in 1923, and the discontinuation of the railroad line in 1925.

The loss of the primary employer and the area's designation as 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 of the former town of Elkmont for their camp which, in 1952, was redeveloped by the National Park Service into a campground.

Retreat of the Lumber Company and Rise in Tourism

The relocation of the Little River Lumber Company and the abandoned railroad damaged the original Elkmont community, but the loss of transportation also initiated changes for the wealthy club members. Fortunately, the departure of the rail line coincided with the rising popularity of the automobile, and the Little River Railroad tracks were replaced by a gravel road for automobile traffic.

New and improved roads were soon built elsewhere in the region as part of the nationwide trend of rebuilding, which became a profitable enterprise during the 1920s, reflecting the demand for efficiency and enjoyment of auto travel. Road improvements were spurred on by businessmen and organizations that sought to increase automobile travel to bring potential business to their communities.

The new roads and new automobiles brought more people to the Elkmont clubs. Visitors

spent their time in the rustic, comfortable cabins and enjoyed their club meals and dances. Outdoor activities continued to be popular, including swimming, hiking, picnicking, and games such as badminton. The increased membership necessitated an increase in infrastructure. Additional cabins were built, boardwalks added, swimming holes created, and amenities extended. Construction continued at both clubs throughout the 1920s, but as the region was transformed into the Great Smoky Mountains National Park in the early and mid-1930s, new development was halted.

The "Back-to-Nature" Movement and Craftsman Architecture

During the late nineteenth and early twentieth centuries, the exploitation of natural resources was destroying the American rural landscape and indirectly leading to unsightly urban sprawl. In response, Americans took a renewed interest in nature. Cities were increasingly seen as crowded, polluted, immoral places that had lost touch with the simplicity and purity of the country. In contrast, suburban or country living was viewed as wholesome; outdoor activities such as camping, hiking, and canoeing became steadily more popular. This interest in the outdoors led to the formation of national conservation and awareness organizations,



Figure 18. Craftsman style houses, Hunt & Eager, Architects. (*The Craftsman*, November 1908)



Figure 2. The 1934 Appalachian Clubhouse showing uses of natural materials and simple geometric forms.

including 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, which caught on in cities as 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 shared many of the values of the back-to-nature movement and, beginning about 1905, was particularly popular for small suburban or country houses.

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

The architectural precepts of the Craftsman style include a reliance on locally available natural materials, low-pitched roofs, and large porches. River stone was an important

element in Craftsman buildings found in chimneys and foundations, as well as retaining walls and other landscape features.

Architecture in the Elkmont Development

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

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

Whether based on traditional folk designs, the Craftsman style, or a commingling of the two, common features are found in the architecture of Elkmont. The original Appalachian Clubhouse burned in the early 1930s and was replaced by a new clubhouse in 1934. Both presented the rustic style.

Most buildings in the club are of balloon-frame construction covered with board-and-batten, weatherboard, or drop siding, and originally had galvanized steel roofs, many later replaced with asphalt shingles. Some had bark-peeled porch posts and railings. Stone, bricks, and concrete were the typical materials for chimneys, foundations, and retaining walls, while outdoor living spaces were created with the large porches found on most Elkmont buildings. Wood paneled doors, sash windows, and variations on the casement window are other common features found in the buildings of both club communities. The rustic elements of the exterior are continued on the interior and are evident in

the predominance of exposed wood ceilings, walls, and floors.

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

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

As the park idea gained momentum, a group of Knoxville businessmen, many of whom were members of the Appalachian Club, created the Great Smoky Mountains Conservation Association in 1923 to promote the creation of a national park. One of its members was Colonel David C. Chapman, a successful Knoxville wholesale druggist, who quickly became a driving force behind the movement. Successful lobbying campaigns, first from citizen groups and then the states of Tennessee and North Carolina, eventually convinced the U.S. government to authorize in 1926 purchase of the land for the park. Although the movement faced many obstacles, primarily from those who feared the park would interfere with their business or property interests, it continued to gain adherents. Perhaps the most powerful was John D. Rockefeller, Jr., who made a \$5 million donation with the stipulation that it be matched.⁶ With contributions in



Figure 3. Colonel David C. Chapman (front) one of the founders of the Great Smoky Mountains National Park and member of the Appalachian Club. (Cotham, *Images of America*)

hand, organizers began the arduous task of convincing landowners to sell.

Unlike previous national parks where land was 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. Some property holders were reluctant to sell. An agreement was eventually reached with Elkmont residents in 1932 whereby landowners would receive lifetime leases in return for sale of their property at half the appraised value. Appraisals began in 1931.

The Great Smoky Mountains National Park was officially established in 1934, but it was not until 1940 that the park was formally dedicated by President Franklin D. Roosevelt. The establishment of the park effectively ended both new development and the sale of lots in the Elkmont communities. Although the restrictions were detrimental to expansion of both clubs, they nevertheless contributed to the overall preservation of the community plan, landscape features, and most of the buildings.

Available records do not address changes in the two clubs during the 1930s and 40s. However, in 1952, the lease terms were reconstituted as members of both clubs gave up their lifetime leases for a fixed 20-year lease in exchange for commercial electric

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

service.⁷ The non-profit Elkmont Preservation Committee obtained an additional twenty-year extension in 1972 with the majority expiring in 1992. Three families refused to accept the terms and procured extensions to

7. "Elkmont Historic District. Draft Environmental Impact Statement and General Management Plan Amendment" (National Park Service, January 2006).

31 December 2001. In 1994, the properties associated with the two clubs were listed in 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.

I.B. Chronology of Development and Use

The Sneed Cabin is one of several log buildings that were built at Elkmont in the early decades of the twentieth century. Constructed with logs left in the round and laid up with very shallow saddle notching, the house is at the northern end of the community known as Daisy Town and is the cabin closest to the Clubhouse. The cabin's name reflects the family name of the last lease holder rather than earlier owners.

Log Buildings

Growing out of centuries-old traditions in Scandinavia and central Europe, log buildings were common across heavily forested eastern North America through much of the eighteenth and nineteenth centuries. Historically there has been a distinction, not always recognized, between “log cabins” and “log houses.” “Cabins” were typically a single pen thrown up hurriedly with logs left in the round, often with a dirt floor. As a residence, it was temporary and soon replaced by a permanent, more finely finished “log house” built with hewn logs that were almost always eventually covered with siding or stucco.

Out of necessity, these frontier residences were built with logs, but as early as the 1840s, the frontier log “cabin” was becoming a part of the mythology of American life. Andrew Jackson was the first United States president to be born in a log cabin, and Abraham Lincoln the last. As the nation expanded westward in the nineteenth century, presidential aspirants courted the increasingly important frontier vote in a variety of ways, including associating log cabins with the simple virtues

of frontier life. Even William Henry Harrison, who was born in a mansion in Tidewater Virginia, utilized the log-cabin theme in his successful presidential bid in 1840.

In the late nineteenth century, a rustic style of architecture began to evolve out of the log and stone buildings built in camps for the wealthy in New York's Adirondack Mountains. As the national park system took shape in the late nineteenth and early twentieth centuries, rustic log and stone buildings typified park

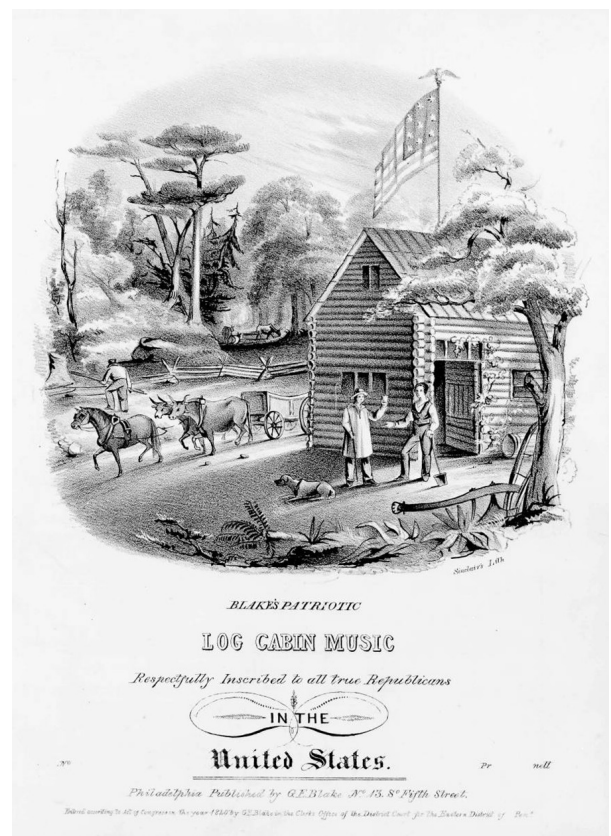


Figure 21. Cover sheet for William Henry Harrison campaign song, 1840. (Library of Congress)

architecture, and by the time the Fultons built their log house at Elkmont shortly before World War I, log buildings had become hugely



Figure 22. Weston Miller Fulton, 1944. (*Knoxville Lost and Found*)



Figure 23. Barbara Murrian Fulton, 1921. (Thompson Photograph Collection, Calvin M. McClung Historical Collection, Knoxville Public Library)

popular for the vacation retreats that were beginning to develop all over the southern Appalachians. Gustav Stickley, the great leader in the American Craftsman movement, promoted and romanticized log cabins when he wrote in 1912:

*What is there about a log cabin, that seems so alluring and full of the suggestion of romance? Is it not because the house of logs is part of our heredity? It was a primitive home to man, a rudimentary sheltering of domestic life, a place of safety where love and friendship could be shut in and foe and danger shut out.*⁸

Weston Miller Fulton

According to the National Register nomination for Elkmont, the Sneed Cabin was built by W. M. Fulton around the time the Appalachian Club was founded in 1910. Weston Miller Fulton Sr. (1871-1946) grew up in Clay County, Alabama, the son of William Frierson J. Fulton II and Mary Brown Hudson. He studied meteorology and graduated from the University of Mississippi as valedictorian in 1893.

After working in New Orleans and Vicksburg, he moved to Knoxville in 1898 to work at the National Weather Bureau station there but continued his schooling, earning a master of science in 1902 from the University of Tennessee. He married Barbara Murrian (1890-1971) on 17 August 1910 and lived at 1202 Clinch Avenue in Knoxville, just west of Second Creek, until they built a house at 820 Temple Avenue in 1913. They had five children.⁹

In 1903, Fulton invented a device for automatically recording water levels in the

8. J. Randall Cotton, "Log Houses in America," *Old House Journal* (Jan/Feb 1990), p. 38.

9. Population schedules, Federal census, 1870-1940, and "Weston Miller Fulton, Sr.," accessed online at <<http://findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Fulton&GSfn=Weston&GSbyrel=all&GSdyrel=all&GSob=n&GRid=60134073&df=all&>>>.

Tennessee River. Called a sylphon, the device is a flexible metal bellows that he soon found had a number of other uses, including in automobile thermostats. In 1904, he opened a factory at the east end of White Avenue in Knoxville and soon made a fortune. Shortly before World War I, he opened a new plant on Third Creek, a plant that under different ownership continued to manufacture sylphons until after World War II. He continued to tinker with his device and ultimately obtained over a hundred patents, one of which was for the trigger that made possible the depth charge, the Allies' only defense against German U-boats in World War I.¹⁰

From 1923 to 1927, Fulton served two terms on the Knoxville city council and a single term as vice-mayor but is reported to have hated politics. In 1928, he built one of Knoxville's great mansions, which he called Westcliff, but the family had barely settled in when son Weston Fulton Jr. died from injuries sustained when he and some friends wrecked the family Packard on the Kingston Pike. Fulton donated the house on Temple Avenue to the University of Tennessee as a memorial to his son.¹¹

10. Jack Neely, "Miracle on Third Creek," *The Zine*, accessed online at <http://monkeyfire.com/mpol/dir_zine/dir_2000/1040/t_cover.html>.

11. "Weston Fulton," *Wikipedia*, has an apparently well-sourced biography.



Figure 24. Aerial view of Fulton's factory west of Third Creek. The factory no longer exists. (*Knoxville Lost and Found*)

Fulton sold his company in 1930 and focused his energy on the W. J. Savage Company, manufacturers of flour milling and marble finishing equipment. He died in 1946 and his wife in 1971. Both are buried in Highland Memorial Cemetery.

The Fulton Cabin

Previous studies and the National Register nomination for the Elkmont historic district give "ca. 1910" as the date of construction of Weston Fulton's log building.¹² Presumably it was one of the "forty or fifty" that had been constructed by 1914. The Fultons must have built the log house at Elkmont shortly after their marriage in 1910 but precisely when and under what circumstances has not been

12. Thomason and Associates, "The History and Architecture of the Elkmont Community, Sevier County, Tennessee, Great Smoky Mountains National Park" (National Park Service, 1993), p. 11.

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Figure 25. Advertisement for William Fulton's manufacturing plant on Third Creek. (*Wikipedia*, originally published in *Factory: The Magazine of Management*, Vol. 27, No. 5 [November 1921])

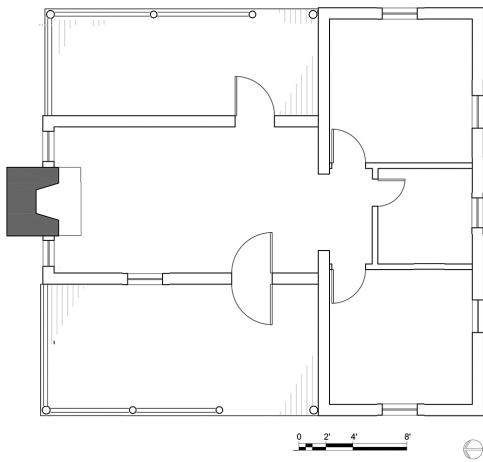


Figure 26. Probable plan of the Fultons' cabin as it was originally constructed, although there remains doubt as to the size and location of the bathroom and even some doubt whether there was a bathroom at all in the original house. The bathroom depicted in this plan reflects the present arrangement.



Figure 27. View of original front-porch post and balustrade, 1993. These features were removed in the early twenty-first century. Paint that remains on the logs at the northwest corner of the house suggests that the darker color was green, the lighter, white. (Thomason and Associates)

documented, nor has the actual builder of the house been identified. Fulton is known to have been heavily involved with the construction of Westcliff, which was designed by Knoxville architect Charles I. Barber, and considering his other skills could have designed the cabin at Elkmont himself. Regardless of the building's designer, the Fultons are thought to have named their cabin at Elkmont Wild Rose.¹³

The design of the Fultons' cabin incorporates some historic American log-building traditions, but a quick comparison with the nearby Levi Trentham Cabin (ca. 1830) shows the huge differences in design and craftsmanship between the two eras. Most obvious perhaps, the logs in the Trentham Cabin were carefully hewn and squared and put up using time-consuming but very strong half-dovetail joinery, leaving only narrow gaps between the logs. The Fulton cabin, in contrast, was built in the simplest way possible using peeled logs left in the round and put up with the shallowest of saddle notches. Traditionally, such construction was fit only for the most temporary of shelters or for housing livestock.

Irregularly sawn lumber covered by concrete closed the large gaps between the logs. It is assumed that the expanded metal lath found in some locations is related to later repairs of this chinking.

Floor joists are sawn, but the exposed ceiling joists and rafters are peeled log poles. The original roofing may have been wood shakes, similar to those used in the gables, but that is not likely. The roofing could have been commercially sawn wood shingles or even asphalt shingles, which during that period were sold in a huge array of colors and patterns. However, the 1931 appraisal (Figure 32) describes the house with a wood deck and rolled asphalt roofing, and that may well have been the original roofing material.

The original house consisted of the two rectangular log pens intersecting to give the house its T-shaped footprint, a needlessly

13. Paulin, *Lost Elkmont*, p. 65.

complicated way of building compared to the traditional, and eminently practical, building of separate log pens, added side-by-side or separated by a dog trot. The small fireplace, multiple large window openings, and a difficult roof that also had dormers were all features not typically found in a nineteenth-century log house.

Shed-roofed porches have been partially rebuilt and, although both have lost their historic paneled balustrades, the two porches were apparently original features of the house. On the front porch, logs were used for posts to support the porch roof, each post having pole braces to the header. Only one original post and none of the braces remain intact. The balustrades visible in later photographs (Figures 27 and 39) appear to have used nominally 2" by 4" or 5" boards to form top rails, which were set about 24" to 28" above the floor. What may have been a nominally 4" by 4" board was shaped to form the bottom rail. Upright between the two rails, tongue-and-groove boards, perhaps 1" by 5", were installed in a rabbet in the bottom rail with something as simple as 1" quarter-round holding them in place at top and bottom.

The balustrade across the back porch was paneled in a similar way, but also included screening of the opening above the balustrade. A screened door opened out to a landing and a flight of steps descending to the south (Figure 38).

The three gables were finished with split wooden shakes; the front and rear gables retain decorative, vaguely Stick-Style trusses made from short lengths of peeled log poles. It is not clear when the back porch was first screened, but screening could have been an original feature.

Ceiling joists set about 18" below the top of the log walls tie the sides of the log pens together, and while the resulting exterior appearance mimics the appearance of a traditional story-and-a-half log house (i.e., with a main floor and joists set a couple of feet below



Figure 28. An undated photograph of Leonora Badger Criddle Schuerman, probably taken around 1910. (photo posted online at <<http://www.littletownmart.com/family/Genealogy.asp?2690>>)



Figure 29. A view of the Fultons' house on Temple Avenue, now Volunteer Boulevard, on the University of Tennessee campus. The Fultons lived in this house until they built Westcliffe, their mansion in suburban Knoxville. (Thompson Photograph Collection, Calvin M. McClung Historical Collection, Knoxville Public Library)

the top of the log walls to accommodate a loft in the attic above), there was apparently no ceiling/attic flooring in the original structure. This gives the present living room something of the air of a rustic lodge and compensates somewhat for the relatively small scale of the rooms. Dormers front and rear of the main roof give much-needed daylight to that room, which has no window on the rear (east) wall. With bottom-hinged sash, the dormer windows could also help ensure maximum natural cooling of the interior.

Construction of the late twentieth-century bathroom obscures evidence for placement of historic partitions in the southern log pen, but it was almost certainly partitioned in some way to form at least two bedrooms. There was no need for a kitchen in the original cabin since, at least in the early days, three meals a day were served in the clubhouse.

The first residents along Daisy Town Road drew water from a spring down the hill behind the Higdon and Addicks cabins, just south of the Sneed Cabin. Between the Sneed and Higdon cabins, the concrete steps that remain at the road and at the rear of the cabins may have led to a wooden staircase to the spring, similar to the ones seen in Figure 15.¹⁴

14. Paulin, *Lost Elkmont*, p. 66.



Figure 30. View of the Schuermans' house at 1800 Cedar Lane in Nashville. (Google Maps)

The original house could have had a rudimentary bathroom although privies were also common in the early days.¹⁵ The framing and casement of the existing bathroom window dates to the late twentieth century and makes it impossible to determine whether it was an enlargement of an earlier opening. A single, six-light sash is visible in the opening in 1993 and 2001 photographs (Figures 36 and 38), but that might not be an original feature since all of the other sash have only two or four lights.

The placement of the bathroom itself leaves the windows on the south side of the bedrooms very much off center in each bedroom. Without a bathroom and bathroom window, the fenestration on that side of the house would appear more rational. However, the 1931 appraisal of the house included a substantial amount for plumbing so, presumably, a bathroom was present by that time. The present bathroom, which dates to the 1970s, obliterates all evidence of any earlier bathroom, except for the broken stub of a 4" cast-iron waste line visible in the crawl space below. A 2" cast-iron vent stack is also visible in photographs made in 1993 and 2001 (Figures 36, 37, and 38) but has since been removed. Its placement suggests that it might have serviced a basin in the southeast corner of the front bedroom.

In 1919, the Appalachian Club reconstituted itself as the New Appalachian Club and conveyed title to the cabins to individual owners. Weston and Barbara Fulton took title to the log house and about a quarter acre of land on Lot #3, but the following year, for unknown reasons, sold the property to W. H. Schuerman.¹⁶

The Schuerman-Criddle Cabin

The son of Prussian immigrants, William Henry Schuerman was born in Cincinnati, Ohio, on 8 November 1859. He grew up and

15. Thomason, p. 11.

16. Sevier County Deed Book 40, p. 546.

went to public school in Cincinnati before graduating with a degree in civil engineering from the University of Cincinnati in 1881. Two years later he received his PhD at Johns Hopkins University and shortly thereafter was named assistant professor of physics and engineering at Missouri State University.¹⁷

In 1888, Schuerman quit teaching in order to work as chief draftsman in construction of the Covington, Kentucky, waterworks. In the early 1890s, he managed construction and operation of the Kern County, California, system of irrigation canals. He is also credited with design and construction of sewer systems in Oxford, Mississippi, and Monroe, Louisiana. In 1894, he began his career at Vanderbilt University and the following year was named dean of the university's School of Civil Engineering, a position he held until his death.¹⁸

The maiden name of his first wife, Mary, is not known but the Federal census shows they married in 1888. No children were recorded in the household in the 1900 census. By 1910 the couple had divorced, and William Schuerman was renting a room on the Vanderbilt campus. The following year he assumed additional duties when he was named acting dean of the School of Arts and Sciences, a position he held until 1914. By then he had met a wealthy widow, Leonora Badger Criddle (1872-1955).¹⁹

Criddle was born Leonora "Nora" Badger and grew up in Nashville, where her father, Felix Badger, was a dentist. His heritage is thought to have been partly Cherokee. Around

1890, she married William Smith Criddle (1841-1910), a prosperous Nashville merchant and "capitalist" thirty years her senior. With him she had five sons—Barrington, William Jr., Felix, Edward Scruggs, and Brexton Whitfield—before his death from typhoid fever in July 1909.

On 12 July 1914, Nora Criddle married Dr. Schuerman.²⁰ The Schuermans' primary residence was a large Classical Revival mansion, probably built not long after their marriage. It is located at 1800 Cedar Lane in Nashville's suburbs a mile south of the Vanderbilt University campus.

In 1928, perhaps cramped for space in their first Elkmont cabin, the Schuermans acquired a second lot, located in Millionaire's Row right on the Little River, and built a large wood-framed house that they called The Wigwam.²¹

20. "Leonora Criddle," <<http://www.littletownmart.com/family/Genealogy.asp?2690>>. The Federal census 1850-1940 provides other details of her life.

21. McMahon, "Upland Chronicles: Millionaire's Row."



Figure 31. View of living room of the Wigwam, ca. 1930, the cabin the Schuermans built in Millionaire's Row on the Little River in 1928. (Paulin, *Lost Elkmont*)

17. John William Leonard, Winfield Scott Downs, M. M. Lewis, "William Henry Schuerman," *Who's Who in Engineering* (John W. Leonard Corporation, 1922); Federal census 1850-1940; Carroll McMahan, "Upland Chronicles: Millionaire's Row offered idyllic summer respite," *The Mountain Press.com*, <<http://www.themountainpress.com/opinion/localcolumnists/x1548110766/Upland-Chronicles-Millionaire-s-Row-offered-idyllic-summer-respite>>. His grave has not been located.

18. Ibid.

19. Leonard, et al., omit mention of Schuerman's first marriage, which is documented in the Federal census schedules.

It is not clear how their old cabin in Daisy Town was used, but it may have been rented.

The Schuermans continued to own two cabins in the spring of 1931 when the Federal government began appraising the property at Elkmont in anticipation of its acquisition for incorporation into the new Great Smoky Mountains National Park. Summaries of the appraisal of each property at Elkmont are preserved on typed index cards and include two cards associated with the Schuermans.²² Although the information on the two cards is somewhat muddled, the separate appraisals appear to account for the log house in Daisy Town and The Wigwam, the Schuermans'

22. Appraisal-summary cards are online at the Sevier County History Center website, < <http://history.sevierlibrary.org/Park%20land%20files/Index%20Page%20land.htm>>. The location of the original cards is not known. In spite of the confusion of information on the Schuermans' cards, a search of the appraisals for the other cabins in Daisy Town supports the assumptions in the present narrative. The appraisal cards provide the only documentation found for the name of the Schuermans' cabin on Millionaire's Row.

cabin on Millionaire's Row. In the appraisal for the Daisy Town cabin, Schuerman claimed ownership of a quarter acre of land. Replacement cost for the cabin itself was estimated at \$1,000.

By that time there was almost certainly indoor plumbing, probably including a bathroom and a kitchen sink.²³ The kitchen remains much as it was built with doors on the south and west walls and windows on the north and east. Scorched flooring and the closed holes for a flue through the log walls and into the chimney suggest that cooking was done on a wood-fired stove set in the southwest corner of the room.

As noted above, evidence for details of more than the approximate location of an earlier bathroom were obscured by construction of

23. Ibid. In the estimates for replacement costs for the log cabin on Daisy Town Road, the value of the plumbing is the third largest component. There was already water and sewer in the street in Daisy Town.

COTTAGE NO. 2					
NAME	ELKMONT	ADDRESS	COUNTY	ACRES	DATE
DR. W. H. SCHUERMAN			SEVIER	1 Lot	8/19/32
LOCATION: 11 th Dist.				.25	
DESCRIPTION:					Deed No 858 (2 cords)
	Lumber and millwork	\$270.00			
	2200 L. Ft. Logs 6 to 12" @ 7¢	154.00			
	700 " " Poles 3 " 4" @ 2¢	14.00			
	Chimney	60.00			
	Nails	10.00			
	Chinking Material	25.00			
	Plumbing	140.00			
	Wiring	25.00			
	Roofing - 20 Sqs Roll 1500 Bds	40.00			
	Carpentry, roofing & log work	172.00			
		\$910.00			
	Add 10%	90.00			
	Replacement Cost	\$1000.00			
	Less 25% Dep'n	250.00			
	Present Value	\$ 750.00			
	Lot, fencing, shrubbery, etc.	125.00			
	Total Value -	\$ 875.00			
APPROVED FOR PURCHASE BY COMMISSION 8/8/32 \$450.00					
DEED AND CHECK 9/3/32 \$450.00 Check #2637					
DEED RECORDED AND RETURNED 11/11/32					
Transferred to Federal Government 7/14/33					

604-1001
582.13
3

115-0
45-0
110-0

Figure 32. The 1931 appraisal of the Fulton-Schuerman Cabin, now known as the Sneed Cabin. (Sevier County Historical Society)

the present bathroom. It could have been simply a toilet and lavatory, or a full bathroom with cast-iron, footed tub, such as that documented at contemporaneous cabins in Daisy Town.

By 1931, too, electric lights replaced the kerosene lamps that were used in the first decade or so of the cabin's existence. The lights were probably limited to a basic porcelain lamp base with a bare bulb, and there were no convenience outlets. Not until the early 1950s when commercial power was extended into the community was 220-volt wiring for a stove possible.

It may have been during the Schuermans' tenure that a small wooden awning was installed at the north end of the front porch (Figures 39 and 41). It consisted of a simple shed roof, with a wood deck and asphalt

roofing, supported by pole brackets similar to those installed at the front posts. It was apparently added to compensate for the lack of an overhang at that end of the porch.

Negotiations for purchase of private property for the proposed national park dragged on and not until 8 August 1932 did the commission overseeing land acquisition for the park finally approve purchase of the Schuermans' cabin on Daisy Town Road for \$450. It was less than half the original value, but in exchange the Schuermans, like many other Elkmont residents, obtained a life-time lease on the property.

Three days later, on 11 August 1932, Dr. Schuerman drowned in the Little River. On 3 September 1932, his widow and her sons by her first marriage conveyed title to their cabin in Daisy Town to the State of Tennessee



Figure 33. View of living room of Sneed Cabin in 1993. (Thomason and Associates)

for inclusion in the national park. On 14 July 1933, title was transferred to the Federal government.²⁴

24. Ibid.; Sevier County Deed Book 64, p. 526.

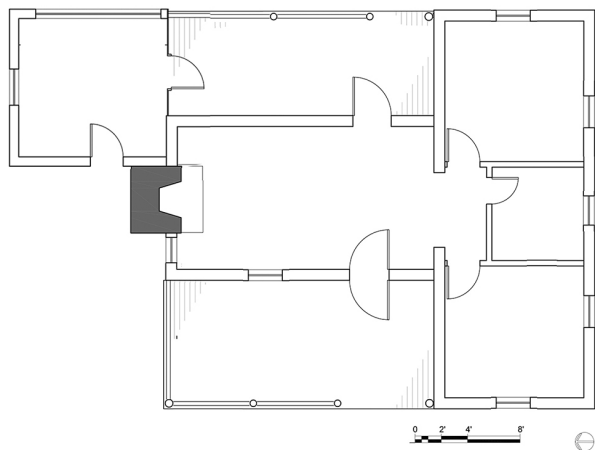


Figure 34. Probable plan of the Sneed Cabin in 1931, although there remains doubt as to the size of the bathroom.

The Sneed Cabin

Who held the first lease on the Schuermans' cabin under Federal ownership is not clear, nor is it clear when the Sneeds acquired a lease on the property or whether there were previous tenants. If major changes were made to the cabin before World War II, evidence has been mostly obliterated by late-twentieth-century repairs and alterations.

The Appalachian Club's hotel and clubhouse burned in 1933, along with all of its records, but was rebuilt the following year, the same year Great Smoky Mountains National Park was formally established. A CCC camp was built on the site of the old town of Elkmont and the National Park Service made improvements to the water and sewer system in the 1930s and 1940s. Electricity was still only available for two hours each evening until commercial electrical service was extended to Elkmont in 1952. That same year all of the



Figure 35. View of Sneed Cabin in 1993. Most of its historic features remained intact. (Thomason and Associates)

date that the bathroom was replaced is uncertain. The PVC waste lines, fiberglass fixtures, hollow-core doors, and the cedar paneling used on all of the new walls is characteristic of the 1970s. The cabinets, formica countertop, and the 220-volt stove outlet in the kitchen may be more or less contemporaneous with the bathroom.

As already noted, ceilings were not a part of the house's original design, and so there was no loft. In the last quarter or so of the twentieth century, a barely usable loft was created over the bedrooms and bath. It was accessed by a ladder, now missing, leading up to an improvised landing near the southeast side of the living room (Figure 43). Three-foot sections of the three logs at the top of the wall between the two log pens were cut out to ease access into the loft that was then created by laying 4' by 8' sheets of plywood, $\frac{3}{4}$ " thick, across the widely spaced log joists above the bedrooms and bath.

The final features that might be noted, albeit not perhaps historic, are the 6" K-style gutter and the brick steps at the front porch visible in photographs (Figure 39). The gutter appears to have been installed only over the front steps. No downspout is visible in the



Figure 37. View looking north on Daisy Town Road in 2001. The Sneed Cabin is right of center in this image. (Historic American Buildings Survey)



Figure 36. View of Sneed Cabin in 1993. (Thomason and Associates)

historic photograph, and it is likely the gutter was installed to direct rainwater run-off away from the front steps. The two brick steps

spanning the opening to the front porch were laid flat in a stack-bond pattern and probably replaced wooden steps.



Figure 38. View of south side and part of rear of Sneed Cabin in 2001, with back steps visible at extreme right. (Historic American Buildings Survey)

The Recent Past

Most of the leases on the cabins in the Appalachian Club complex expired in 1992; all leases expired by 2001. The park's General Management Plan (GMP) in 1982 called for the demolition of all structures at Elkmont and return of the sites to a natural state. This contributed to the general lack of maintenance of the cabins.²⁵

By the early 1990s, private efforts to preserve Elkmont were organized, and in 1994 the

25. National Park Service, "Elkmont Historic District, Draft Environmental Impact Statement and General Management Plan Amendment, Vol. 1" (January 2006), p. S-2.



Figure 39. View of front porch of Sneed Cabin in 2001. (Historic American Buildings Survey)

Elkmont Historic District was listed in the National Register of Historic Places with a period of significance of 1908-1940.²⁶

In 2001, the park contracted to have the Daisy Town cabins, ancillary structures, and the Appalachian Club's clubhouse photographed to the standards of the Historic American Buildings Survey (HABS). As many as fifteen images were taken of the Sneed Cabin. Although the cabin was in poor condition, most of its historic features appear to have remained intact, including the posts and balustrades on both porches, features that have since been removed.

Consultation with the SHPO under Section 106 of the National Historic Preservation Act resulted in a determination that the proposed demolition of Elkmont constituted an "adverse effect." With the support of the National Trust for Historic Preservation, the Advisory Council on Historic Preservation, and the Tennessee State Historic Preservation Officer (SHPO), the NPS revisited the issues at Elkmont in an Environmental Impact Statement (EIS), drafted in 2006 and finalized

26. Continued investigation of the cabins on Daisy Town Road suggests that the end date for the period of significance should be extended to 1952, when all of the lifetime leases were converted to fixed terms and when commercial electrical service was brought to Elkmont for the first time.



Figure 40. View looking south on back porch in 2001. Note the paneled balustrade at lower left. (Historic American Buildings Survey)

in 2009, which modified the demolition proposal to allow for the preservation of some

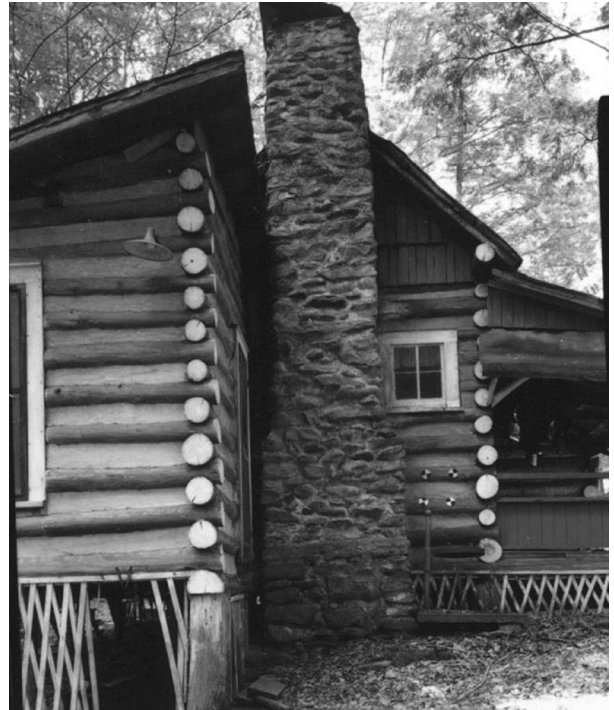


Figure 41. View of north end of Sneed Cabin in 2001. (Historic American Buildings Survey)

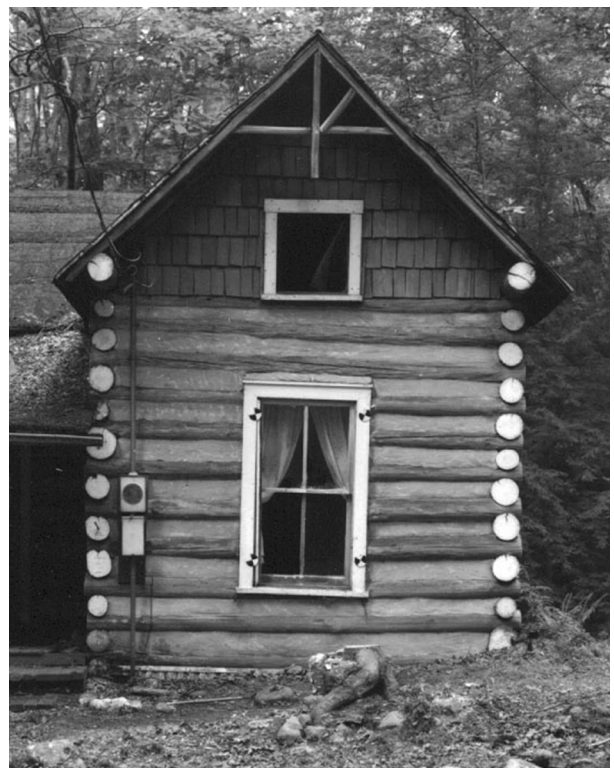


Figure 42. View of west gable of Sneed Cabin in 2001 (Historic American Buildings Survey).

of the historic structures in the district. One of those being preserved is the Sneed Cabin.

Once it was clear which of the Daisy Town cabins would be preserved, the National Park Service conducted a number of basic repairs. At the Sneed Cabin, these repairs included replacement of the front-porch floor and removal of the historic balustrades and posts. Rafters and roof decking were entirely replaced on the back porch as were joists and flooring at the south end of the porch. Some repairs were made to the roofing.

In 2008 a formal Memorandum of Agreement (MOA) was negotiated among the Advisory Council on Historic Preservation, the National Park Service, and the Tennessee State Historic Preservation Office, with other concurring parties. Stipulations in the MOA call for retention of “eighteen contributing and one non-contributing building,” with the remainder of

the buildings to be removed. The MOA also stipulated that the “exterior of the sixteen buildings in Daisy Town will be restored and their interiors rehabilitated.” The MOA includes stipulations for documentation and treatment that led to development of historic structure reports (HSRs) on this and the other buildings in the district.

In 2009 the National Park Service amended the General Management Plan and prepared the Elkmont Historic District Final Environmental Impact Statement (FEIS), which outlines the current strategy to retain nineteen buildings in the Elkmont National Register Historic District. Of that number, the Sneed Cabin and seventeen other structures are contributing buildings in the National Register district and “where adequate documentation is available,” their exteriors are to be restored “to a point within the period of significance” (1908-1940 according to the



Figure 43. View looking north in Room 101 of Sneed Cabin in 2001. (Historic American Buildings Survey)

National Register nomination) and the cabin interiors “preserved.”²⁷

As required in the MOA, an HSR is being prepared for each historic building retained, along with a Cultural Landscape Inventory (CLI). The National Register nomination is being revised to determine “whether there remains a new historic district resulting from implementation of the undertaking.” The revised National Register nomination could result in an expanded period of significance for the surviving historic properties. As also stipulated in the MOA, “Implementation... shall be subject to availability of appropriated funds.”

27. Within the context of both documents, the different word choice to describe treatment of the interiors in the FEIS and the MOA should not be seen as a conflict. Should any such conflict arise, the park assumes that the MOA takes precedence.

NPS made a number of repairs to the Sneed Cabin in the early 2000s:

- The front porch floor has been entirely rebuilt. The paneled balustrades, log posts and brackets, and the brick steps appear to have been lost at the same time.
- The back porch floor was also repaired and the historic paneled balustrade, screening, and the exterior landing and steps to the ground were lost at that time.
- The roof was patched and a wooden awning (visible in the 1993 and 2001 photographs, especially Figure 27) was removed from the north end of the front porch.
- Repairs were made to the log walls around the southwest corner of the house, which required replacement of some of the flooring in that part of the front bedroom.
- Nearly half of the flooring in the living room has been replaced as well.



Figure 44. View looking east of rear wall of Room 105 in 2001. (Historic American Buildings Survey)

- Several window sash have been removed but remain in the house. Louvers to allow continuous ventilation have been installed at some windows.
- Historic doors have been removed from their frames, but the front door and kitchen doors, along with the screened door for the kitchen, remain in the house.

- The electrical service entrance on the front of the house and the breaker panels at the south end of the back porch have all been removed.
- There is no kitchen sink and no running water in the house.

The following section will describe the Sneed Cabin as it exists today.

I.C. Physical Description

Located near the northern end of Daisy Town Road, the Sneed Cabin is on Lot #3, a quarter acre about two hundred feet south of the Appalachian Club's historic clubhouse (1934). Facing west, it is the northernmost in a row of rustic summer cabins on the east side of the road.

The cabin is one of eighteen historic structures that survive of the several dozen buildings built at Elkmont in the early twentieth century. A contributing building in the proposed Daisy Town Community National Register Historic District, the house is known

today by the family name of the last leaseholder of the property.

Dating to the second decade of the twentieth century, the cabin is a one-story log structure occupying a footprint of about 1,114 square feet, including the porches. The present building includes the original three-room house with its T-shaped plan and gabled roof as well as shed-roofed porches on the front and rear.

The shed of the rear porch roof extends over an early kitchen addition at the north end of the porch. Between the two rooms on the



Figure 45. Front (east) elevation of the Sneed Cabin. Unless otherwise indicated, all photographs in this section were taken by JKOA in 2014-2015.

south side of the house is a modern bathroom that apparently replaced an early twentieth-century bathroom in the same location.

Most of the house's historic fabric remains intact, excepting the front porch balustrades and posts, the wooden steps at the kitchen door and at both porches, and the small awning roof added at the north end of the front porch. Large sections of interior and exterior tongue-and-groove flooring have also been replaced

Most of the simple wood trim on the interior remains in place, but the mantel shelf still present in 1993 photographs is missing. Many



Figure 46. Looking north along the road through Daisy Town, with the Appalachian Club visible in the background and the Sneed Cabin right of center.



Figure 47. Looking south towards the flood plain of Bear Wallow Branch, left, and the bank at the edge of which the house is built, right. The north end of the kitchen is visible between the trees at upper right.

of the original windows and doors have been removed from their frames but remain in the house, with the exception of the back door, which appears to be missing.

The interior has been compromised by the attempt to create a loft over the bedrooms, with alterations that were both poorly designed and executed. All of the historic partitions on the south side of the house appear to have been removed when the present bathroom was built in the 1970s.

Site

The Sneed Cabin is located near the end of the long plateau that descends between Jakes Creek on the west and Bear Wallow Branch on the east, just a few hundred yards south of where those two streams join the East Prong of Little River. The cabin fronts on a spur of Jakes Creek Road that runs along the spine of the plateau and is now part of a narrow, one-way drive through the historic Appalachian Club portion of Elkmont. The site slopes gently from north to south but also has a steep, rocky drop of over twenty feet to Bear Wallow Branch on the east (rear) side of the property. There appears to have been little effort given to leveling the site before construction of the building.

Retaining Wall

The cabin is set about fifteen feet from the road, with a low, mostly dry-laid stone retaining wall separating the front yard from the roadway. Consisting of river stone that was no doubt locally sourced, the wall may have originally extended the entire width of the property but only a few scattered stones remain on the north (left) side of the front entrance.

Steps and Walkway

Near the center of the lot what appear to have been two or three stone steps and a series of stepping stones lead from the road to the front porch. All of these features use similar river stone with its characteristic smooth surfaces and rounded edges.

Just off the southeast corner of the cabin, TRC Garrow Associates' cultural resources survey (2004) identifies three concrete steps that the report associates with the Sneed Cabin.¹ Those steps remain in place, each step about 7" high, 12" deep, and 34" wide and each finished with broadly beveled outside edges.

Running south from the corner of the top step is a concrete curb that is likely contemporaneous with the steps but that was not recorded by TRC Garrow's 2004 report. The curb, which is about six inches wide and has the same broadly beveled edges as the steps, continues just above grade for several yards behind the neighboring Higdon Cabin. The curb likely edged a walkway of some sort that led from the back door of the Higdon Cabin to the concrete steps near the Sneed Cabin. In line with these steps, another series of steps

risers from the road near the northeast corner of the Higdon Cabin's front yard. As noted in the previous section, all of these features may have been associated with a walkway that provided access to a wooden staircase down to the spring behind the Higdon and Addicks cabins, similar to the ones visible in Figure 15.



Figure 49. View of concrete steps near the southeast corner of the Sneed Cabin and the contemporaneous concrete curb extending south behind the Higdon Cabin.

1. TRC Garrow Associates, Inc., "Cultural Resources of the Elkmont Historic District, Great Smoky Mountains National Park, Sevier County, Tennessee," Appendix 3 (draft report, 2002).



Figure 48. View of river-stone retaining wall, steps, and walkway to front porch.

In front of the doorway on the west side of the kitchen is a large flat stone, perhaps 24" by 30". While it may have been a natural feature, the stone was likely moved to give a footing for five wooden steps that originally descended from the kitchen door.

Problems of Repair

Erosion from uncontrolled runoff from the roof and across the site as well as the growth



Figure 50. View of rock landing for missing stairs at the outside door on the west wall of the kitchen.



Figure 51. View of locust posts along the outside of the rear porch.

of tree roots have severely diminished the integrity of landscape features.

Foundation

The log walls of the cabin are set on rock piers and wooden posts that, like most historic log buildings, appear to have no below-grade footings. Sills along the west (front) side of the house are set mostly on large flat stones placed directly on the ground, with additional stone stacked as necessary to meet the grade that falls away from southwest to northeast. At the southwest corner of the cabin, the sills at the south end of the front porch are within inches of the ground, but the ground falls 12" to 18" toward the north end of the porch and the northwest corner of the original log pen. Across the rear, the cabin is elevated around 36" above grade at the southeast corner and 68" at the northeast corner.

Most of the center and east side of the house rests on wooden posts set on flat rocks placed directly on the ground. In some cases, the wooden posts themselves appear to have been set directly on the ground or else the associated rock footing has been buried by eroded material. All of the historic posts are log, ranging in diameter from 4" to over 15". Many



Figure 52. View of one of the largest log posts, supporting the northeast corner of the cabin.

of the posts are still with their bark and at least some are black locust (*Robinia pseudo-acacia*), indigenous to the southern highlands and renowned for its resistance to rot and insect damage.



Figure 53. View of logs at southwest corner of the cabin, now only partially resting on the stone meant as the foundation for construction.

In recent repairs, a series of seven 3½" by 5½" sawn posts set on 8" by 12" concrete block have been installed to support sawn beams, 3½" by 7 ¼", added mid-span of the floor joists down the long axis of the back



Figure 55. View of short log post set on a partially buried rock footer where a repair was made on the south side of the house.

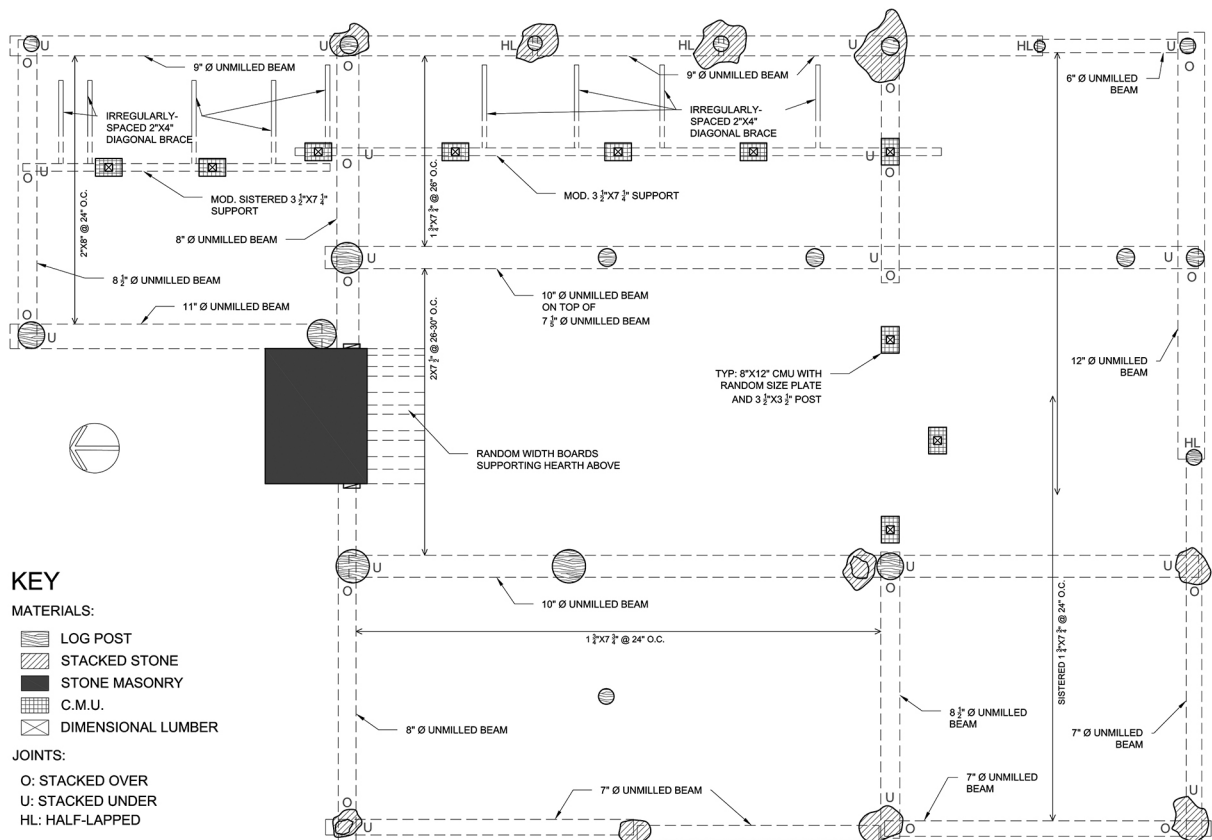


Figure 54. Plan of rock piers and wooden posts forming the foundation for the Sneed Cabin. See the Appendix for full-size drawings.

porch and kitchen. Contemporaneous with those are the diagonally installed braces, nominally 2" by 4".

The house's foundation is completed by the original log beams that are set on these posts and rock piers. These run north to south underneath the outside wall and back porch at the rear of the house.



Figure 56. Looking south beneath kitchen showing diagonal braces recently installed under the back porch and kitchen.



Figure 57. View of diamond-patterned lattice that originally concealed the entire foundation.

A diamond-patterned lattice, painted white, at one time concealed the entire foundation but is now missing across the front (west) and rear (east) sides of the house. Most of it remains intact, although in very poor condition, along the north side of the house, and a small section remains at the east end of the south side.

Problems of Repair

The foundation of the cabin is in fair condition. While some of the posts are locust and resistant to rot and insect damage, many of the posts are in contact with the ground or on unstable footings. The majority of the wood lattice that enclosed the foundation is missing and the remainder is in very poor condition.

Log Walls

The species of the logs used in the walls has not been determined but is likely hemlock, pine, or poplar. All of it was likely timber cut around Elkmont. In the original part of the



Figure 58. View of the intersection of the north wall of the original house and the west wall of the kitchen addition.



Figure 59. View of the north end of the house and its kitchen wing.

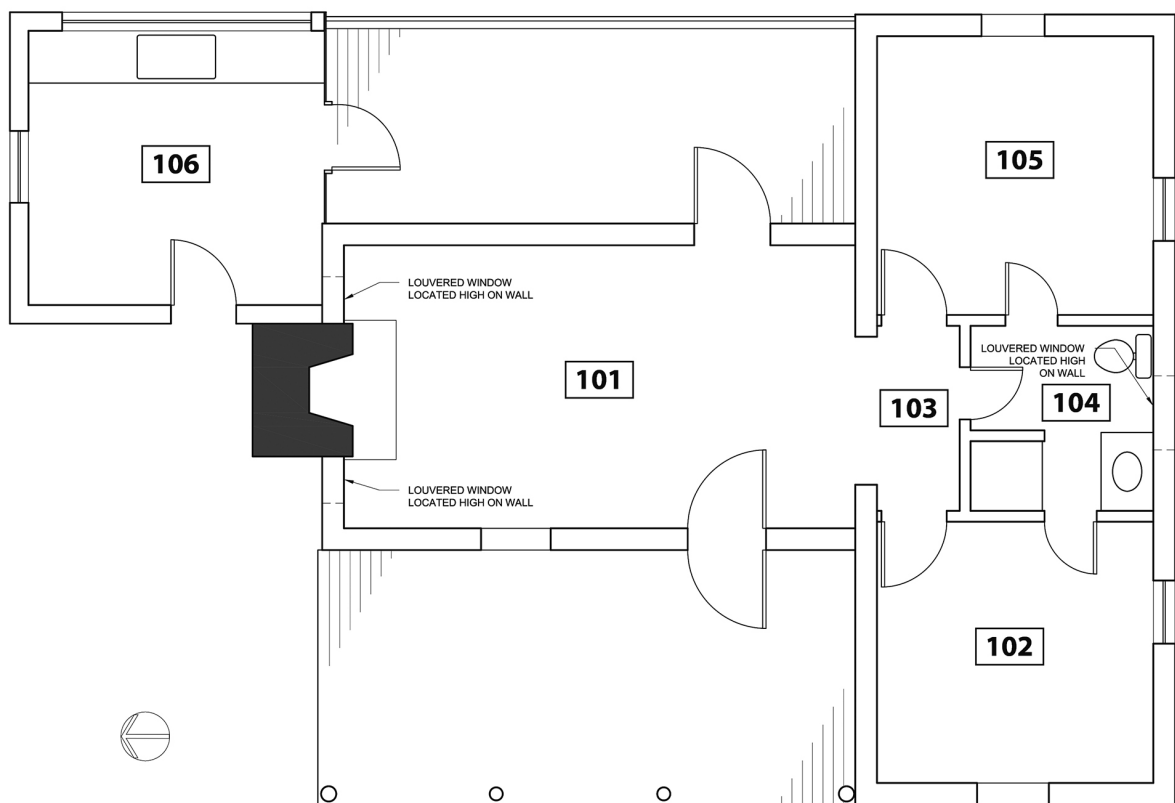


Figure 60. Floor plan for the Sneed Cabin. See the Appendix for full-size drawings.



Figure 61. View of typical components of chinking in the log walls.

house, logs range from around 7" in diameter to over 10" with one log along the south side of the house measuring a little over 12" in diameter.

Twelve logs make up each of the walls in the original cabin, except on the west wall of Room 102 and the north wall of Room 101 where only eleven logs are present. The stacked logs create two intersecting log pens and the house's basic T-shaped floor plan. The largest pen forms a long rectangle 30'-2" west to east and around 12'-2" north to south. The smaller pen is around 12'-8" west to east and 20'-0" north to south.

Tying the long walls of each pen together are cross beams inserted between the eighth and ninth logs and running perpendicularly between the long walls. Generally 7" to 8" in diameter, they create joists for a ceiling or attic flooring that appear not to have been part of the cabin's original construction, in



Figure 62. View looking northwest of the rear of Sneed Cabin.

part no doubt due to the labor necessary to flatten the tops of the logs enough to install flooring.

Kitchen Addition

The kitchen wing, which was probably added in the 1920s, is essentially a three-sided log pen, with its fourth wall created by a board wall at the north end of the original back porch. The west wall of the kitchen terminates in the middle of one of the small windows at the north end of the original cabin.

The wing uses nine logs on the east wall and twelve on the west, with the north wall including nine whole logs plus two partial logs to fill the half gable on that end. The logs in the kitchen walls are 6" to 8" in diameter, significantly smaller than those used in the original construction.

Chinking

The gaps between all of the logs, as much as 5"-6" in some cases, could not be simply

chinked without the addition of other material. To fill the interstices in the log walls, rough-sawn and split lengths of lumber were nailed in place to serve as a sort of lath for the hard, Portland cement used for the final chinking.

The sawn ends of all of the cabin's logs have been painted white, a traditional way of



Figure 64. View of water-damaged logs at south end of back porch.



Figure 63. View of the log pen encompassing Room 101, showing log walls and cross beams typical of both pens.



Figure 65. View of damaged logs at southeast corner of the back porch, probably caused by uncontrolled run-off of rainwater from the roof.

providing some protection against water penetration on the rot-prone log ends.

Cement chinking between the lower two logs on the outside of the east wall of Room 106 appears to have been completely replaced or it may simply have been covered by a skim coat



Figure 66. View of expanded metal lath used in repair of chinking at south end of front porch.

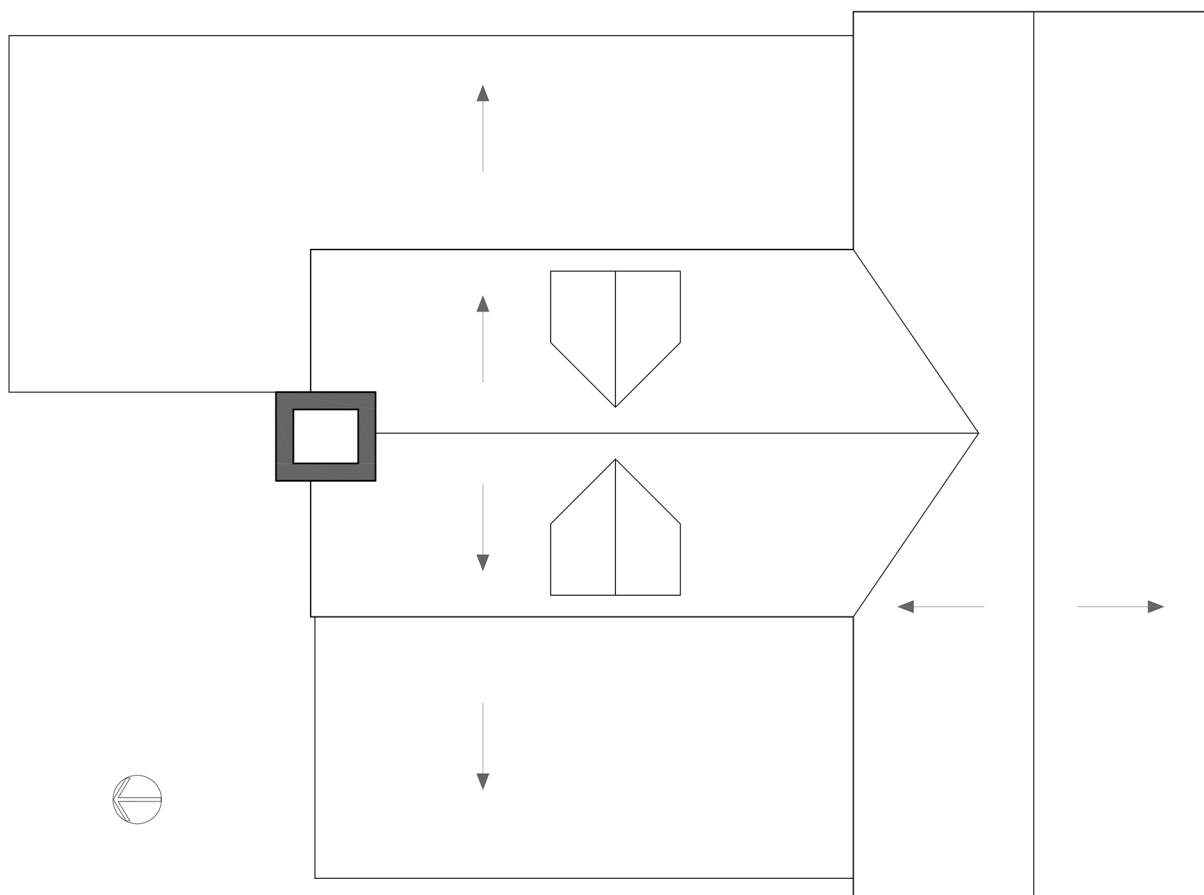


Figure 67. Plan of roof of Sneed Cabin. See the Appendix for full-size drawings.

of cement. Much of the chinking on the interior of the walls of the south log pen appear also to have been heavily repaired. In isolated locations, expanded metal lath has been used for repairs to the chinking.

Problems of Repair

Splices in the logs in the south wall and in the long sill across the east side of the cabin indicate repairs, but it is not clear when those repairs occurred. Log ends at the southeast corner of the back porch are rotted, most likely from uncontrolled run-off of rain-water from the roof washing over log ends that were never painted but were covered by the recently removed framing for the porch screening and door. At the south end of the back porch, roof leaks were also responsible for keeping damp the log surfaces hidden by the electrical panel that has since been

removed, allowing significant rot to occur in that area.

Main Roof

Roof framing was designed to be exposed and, in keeping with the rustic style, pole rafters were used. The rafters are slender, 3" to 4" in diameter, lapped and nailed at the ridge, but without a ridge board. A shorter length of a slightly smaller pole is used as a collar tie at each pair of rafters, but many of these are either broken or missing entirely.

At the gables, top logs extend 24" beyond the wall of the house. Eaves on the south and east sides of the cabin are 10" deep. The eaves at the north end of the kitchen are 12" deep while those at the north end of the north log pen are 16" and those around the front porch are 14".



Figure 68. View of west (front) shed and dormer of the roof over Room 101.



Figure 69. View of roof around west dormer.



Figure 70. View of interior of west gable.



Figure 71. View of east wall of Room 101, showing water stained wall from roof leaks around the east dormer.

Dormers

It is not clear that the two dormers are original features, although they probably are. Patterns of paint on the underside of the roof decking in both dormers indicate the use of salvaged boards, which could have been the result of roof repair.

Gables

The gables are framed with five sawn, nominally 2" by 4" studs, nailed at the top to the rafter and at the bottom to the top log in the wall. Sawn nominally 1" by 6" boards installed horizontally across the studs act as lath for attaching the wood shakes that finish the exterior of the gables. The east to west gables feature decorative king-post trusses constructed with slender 2" to 3" diameter poles.



Figure 72. View of underside of east dormer.



Figure 73. View of front gable.

Decking

The roofs are decked with nominally 1" by 6" boards, butted to one another to form a closed deck. The patina of the wood suggests that most of the decking on the gabled roofs is original. Decking and rafters on the back porch have been recently replaced.

Roof Covering

The closed deck is probably the best indication that the original roof covering was not wood shingle, which is typically installed over an open deck. The 1931 appraisal notes roll roofing in its replacement costs, a good indication that roofing has always been roll asphalt. The existing asphalt roof covering is

green as is an earlier layer or layers visible in a few locations.

Problems of Repairs

There is a major active leak around the dormer on the east side of the house. The entire roof covering is in very poor condition. There are no gutters on the cabin and ground drainage is uncontrolled, keeping areas of the



Figure 74. View of fireplace and hearth.



Figure 75. View of the firebox.



Figure 76. View of Sneed Cabin chimney.



Figure 77. View of north side of chimney base.

ground beneath the cabin wet and therefore prone to termite infestation. The broken and missing collar ties diminish the roof structure and the cabin's historic character as do the damaged trusses at the east and west gables.



Figure 78. View through living room window to the east face of the chimney. The location of the opening for the stove flue is visible just right of center in this image.

Chimney

Located at the north end of the house and serving a single fireplace, the chimney is rubble built using native stone and a hard, Portland mortar. The base is approximately 48" north to south and 61" east to west but larger stones are used to buttress the chimney, making the footprint of the chimney approximately 5' by 5'.

The chimney breast rises in an opening in the log wall that is around 48" wide by 45" high, created by sawing out the logs and nailing 1" by 6" or 8" boards to the sawn ends to create jambs for the opening. On the exterior, the chimney narrows above the opening and continues upward on the outside of the house between the two windows on that wall, terminating around 24" above the ridge of the roof. A simple, half-barrel chimney cap, probably galvanized steel, visible in 1993 images, is no longer present.

The kitchen originally used a wood- or coal burning stove set in the southwest corner of the room. It was vented with what must have been a standard 4" metal flue, which was run

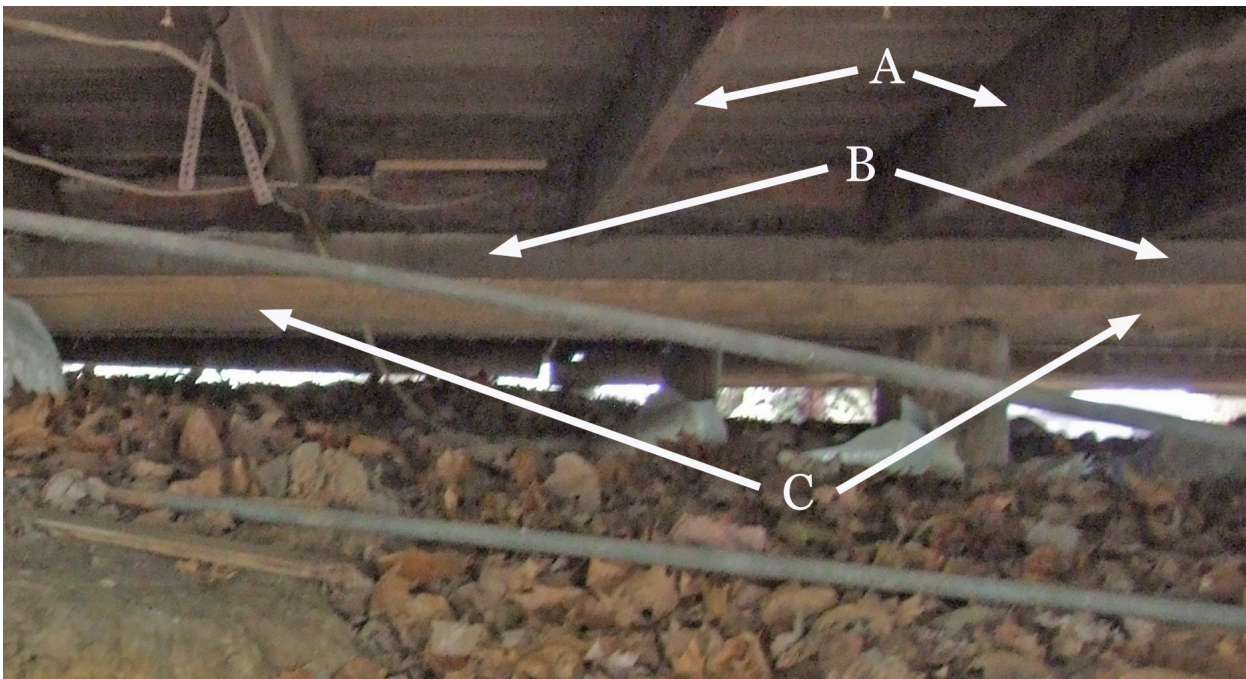


Figure 79. View of typical joist (A), ledger (B), log sill (C) connection, this being a view of the log sill on the west side of Room 101.

through the wall and into the chimney, just a few inches away. When the flue was removed, both openings were filled with cement.

Problems of Repair

The top half of the chimney stack has a slight tilt to the south. A vertical crack running for several feet on the west face of the chimney has been repaired. The metal chimney cap is missing, exposing the interior of the entire chimney stack as well as the firebox to water penetration. The stone veneer is missing from the left cheek wall of the fireplace.

Floors

Typical of many log buildings, sawn lumber was used to frame the floors in the Sneed Cabin. Lumber was likely cut locally and milled at the Elkmont sawmill.

Floor joists for the original log pens are typically 1 $\frac{3}{4}$ " by 7 $\frac{3}{4}$ " laid north to south and set on 24" centers in the south pen, and laid east to west and set on 26"-30" centers in the north pen. In the added kitchen pen, floor joists run east to west and are set on 24" centers.

Floor joists for the front porch are typically 1 $\frac{3}{4}$ " by 7 $\frac{3}{4}$ " laid north to south and set on 24" centers. For the rear porch, the joists are also 1 $\frac{3}{4}$ " by 7 $\frac{3}{4}$ " laid north to south but set on 26" centers.

Traditionally, floor joists were let into mortises in the sills, but the builder of the Sneed Cabin took a shortcut by utilizing a nominally 2" by 4" ledger nailed to the lowest log, which the joists were then sawn to lap while leaving a sort of sawn tongue extending between the logs. The floor joists appear to be in generally sound condition.

Original flooring is sash-sawn pine, tongue-and-groove, blind-nailed boards with an exposed face 3 $\frac{1}{4}$ " wide. Flooring appears to have always been painted in shades of gray and green. Much of the flooring remains in place and in sound condition, but about a

third of that on the east side of Room 101, 15% on the west side of Room 102, three boards in front of the door to Room 105, and five or six square feet around the wall separating the southwest corner of Room 101 from the northwest corner of Room 103 have been replaced



Figure 80. View of original floor joists and characteristic ledger board used to frame back porch floor, with chimney foundation in the background.



Figure 81. View of typical flooring installed when the house was built.



Figure 82. View looking south beneath the back porch, showing typical beam, joists, and flooring.



Figure 83. View of "ghost" of front porch railing at the northeast corner of the porch.

with new flooring that matches the original. Sheets of composite board replace the original tongue-and-groove flooring where the bathroom is now located.

Problems of Repair

Flooring is in mostly good condition, although the floor covering in the bathroom may conceal hidden damage. The painted floor finish on original flooring is in poor condition, and the new flooring has not been painted at all. Hidden damage might also be expected along the west side of Room 102, where there have already been repairs

Porches

The front and back porches at the Sneed Cabin appear to be original features and have similar dimensions. The front porch deck measures 20'-5" north to south and 9'-10" east to west. The porch measures 20'-0" north to south and 8'-6" east to west.



Figure 84. View looking south on front porch.

Front Porch

The front porch is 12" to 13" above grade at the front entrance, and the single step, perhaps 6' or 7' wide, that eased entrance is now missing. Around the north end of the porch, the porch deck ranges between 26" and 30" above grade.

The lowest log on the north wall of the house also forms one of two log beams, running east to west and resting on the log sill that runs north to south across the front of the porch. Sawn joists, nominally 2" by 8" and on 24" centers, run north to south between the beams.

All of the front porch flooring, which runs east to west, has been replaced with tongue-and-groove flooring with an exposed face 3¼" wide, presumably matching the original flooring. The replacement flooring has not been painted. Green and gray paint on the

logs suggest the historic color of the flooring, which was probably always kept painted.

The paneled balustrades and wooden awning have been removed and all but one of the original log posts have been replaced. Only the post at the northwest corner of Room 103 remains in place.

Back Porch

The historic character of the back porch appears to be at least partially documented in Figure 40, which shows sawn wooden posts across the east side, with screening above tongue-and-groove paneling, similar to that used on the front porch. That enclosure is now missing. The south half of the floor, including joists and flooring, was recently replaced, presumably in conjunction with the roof repairs noted above. The screen door, outside landing, and steps to the ground that were historic features are missing (Figure 38).



Figure 85. View looking south on back porch.



Figure 86. View of shelving at southwest corner of back porch.

The floor is framed with a continuation of the log sill running across the east side of Room 105. There are three splices in the sill: one near the center of that room and two others at each of the two posts that support the outside edge of the porch. It is not clear which of these sections is original material. Sawn 2" by 8" joists on 24"-26" centers run east to west between that sill and the sill at the east side of Room 101. Tongue-and-groove flooring runs north to south and has an exposed face 3¼" wide, typical of all of the flooring in the house.

A 7" log header for the rafters of the porch's shed roof is set on nominally 2" by 4" posts. The south end of the header has been replaced; the replacement timber was cut slightly too long for the space, leaving the top of the wall with an outward cant of several inches. Exposed pole rafters, 4" to 6" in diameter set on 24"-28" centers, complete the roof framing. Closed decking uses nominally 1" by 6" boards.



Figure 87. View looking north on back porch.

The south wall of the back porch is formed by the log wall of Room 105. Remnants of electrical wiring, most of it Romex, remain on the wall, but the breaker box that once connected them (Figure 40) is now gone. As noted above, significant rotting of the logs has occurred where that equipment was located.

The north wall of the porch was originally open but was enclosed by the present vertically installed, tongue-and-groove boards for the kitchen (below), blind nailed to the outside of the cross header at that end of the porch. A length of nominally 2" by 4" lumber has been added below the original cross header and four nominally 1" by 6" boards installed vertically to the left (west) side of the kitchen door. Those boards are not painted, unlike all of the historic millwork in the house, and they were apparently not part of the recent repairs.

At the southeast corner of the porch is a trio of shelves, each 1" by 11" with clipped outside corners, painted green, and supported by a 1" by 2" wooden cleat nailed to the log wall and a 1" by 2" angle brace at the outside corner. The top shelf is set at 6'-1" above the floor; the middle shelf is about 14" below the top shelf, with the lower shelf around 21" below that. A single shelf remains at the south wall on the east side of the door; shadows in the painted wall suggest that there were originally at least four other shelves in that location.

Problems of Repair

Although both porches are in sound condition, the historic character of the Sneed Cabin was severely compromised by some of the alterations that occurred during the course of recent repairs. These include removal of the log posts, pole brackets, and paneled balustrades from the front porch, which occurred after 1993. The header for the front-porch rafters is now comprised of two nominally 2" by 4" pieces of lumber set on edge; they appear to have replaced an original log header. At the northeast corner of the front porch, paint has left a "ghost" of the railings at



Figure 88. View of front door opening.



Figure 89. View of exterior face of front door.

that end of the porch. (Figure 39 in previous chapter for details of the original posts and balustrades.) On the back porch, the railing is incomplete, with the paneled balustrade, screen door, landing and stairs to the ground no longer present.

Exterior Doors

The cabin has four exterior door openings. Three of the four doors that hung in those



Figure 90. View of interior face of front door.



Figure 91. View of the surface-mounted portion of the hinges with which the front door is hung.

openings remain in the house, but only the south door in the kitchen is still hanging. The fourth door is missing.

Front Door

The main entrance, via the front porch, is on the west side of Room 101. The framed opening is 3'-0" by 7'-0", and although the historic door remains in the house it has been removed from this opening.

The front door is a factory-made door, 1 $\frac{3}{8}$ " thick and typical of the first quarter of the twentieth century. It has three horizontal panels, raised on both sides, below four, nearly square, glass lights.

The front door opened inward and was hung on a pair of unusual five-knuckle hinges mounted to the south jamb. The two-knuckle jamb portion of the hinge, which remains in place, is a 2" by 4" rectangle mortised into the jamb and attached with three screws. The other half of the hinge is surface-mounted to the interior face of the door, which is apparently how the hinges were designed to be installed. The hinge pins are missing.



Figure 92. View of escutcheon and rim lock on the inside face of the front door.

The original mortise lock remains on the door along with the stamped-metal escutcheon on the door's interior face. The escutcheon is oval, about 6 $\frac{3}{4}$ " by 2 $\frac{1}{4}$ ", with a raised, flat center oval and a ribbon-and-bead border. The doorknob spindle, knobs, and the escutcheon on the exterior face of the door are missing. The escutcheons most likely matched.

An early twentieth-century, cast-iron, rim lock, about 2 $\frac{5}{8}$ " by 3 $\frac{1}{2}$ ", remains on the door. It could have been added anytime in the second quarter of the century. A pair of brackets for a curtain rod are mounted on the inside of the top rail. A modern hasp for a padlock is also mounted on the door.

Three 3 $\frac{1}{2}$ " by 3 $\frac{1}{2}$ ", surface-mounted hinges for a screen door are mounted on the south jamb of the front doorway and two on the north jamb of the back doorway. The hinges are similar to those that remain on the screen door in the kitchen (below), but the screen door itself is missing.

The jambs for the front door are 6 $\frac{1}{2}$ " wide and probably nailed directly to the log ends. The doorway is cased on the exterior with plain 1 $\frac{1}{8}$ " by 4 $\frac{3}{8}$ " boards with a 1" by 2" drip cap. The imprint of a horseshoe, with the ends up, is visible in the paint at the center of the header.



Figure 93. View of the unidentified, damaged metal object fixed to the exterior face of the front door casing.



Figure 94. View of door to kitchen at north end of the back porch.



Figure 95. View of west kitchen door.

Back Door

The door opening from Room 101 to the back porch, which is on the east wall opposite the front door, is the same size and has the same trim as the front doorway, except that the back doorway has no exterior drip cap. The back door itself has not been located, but the 4" hinges and door were removed prior to the



Figure 96. View of screen door for opening on west side of Room 106.



Figure 97. View of typical surface-mounted hinges used on the screen doors.

last time the door jamb was painted sometime in the late twentieth century.

Two 3½" surface-mounted hinges for a screen door are mounted on the north jamb of the back door; as at the front door, there was apparently never a third hinge. A metal keep for a latch remains on the south jamb.

South Kitchen Door

The door at the north end of the back porch is a 2'-6" by 6'-5" by 1". It has four vertical panels separated by a fifth horizontal panel, a common pattern in the first quarter of the twentieth century.

The door is hung with a pair of 3" butt hinges and has a mortise lock but no knobs, spindle or escutcheon. The door now swings outward but it may have originally swung inward and been hinged on the opposite jamb. A hook-and-eye latch is mounted high on the east jamb.



Figure 98. Interior view of part of the front (west) door in the kitchen, showing empty mortises on the left jamb, a fire-extinguisher bracket on the right jamb, and brackets for a security bar on both jambs.

West Kitchen Door

The door on the west side of the kitchen is also 2'-6" by 6'-5" by 1" with four vertical panels separated by a fifth horizontal panel, but it has been taken down and the opening closed with a fixed louvered covering.

The door retains a pair of 3" by 3" hinges, mortise lock, knobs, spindles and escutcheons. Heavy wooden brackets mounted on the inside casing held a cross bar to secure the door. Empty mortises on the south jamb suggest that the door was originally hung on that side of the jamb, reversing the present swing of the door. Also detached from the opening but still in the house is a screen door. The 3" hinges, which are similar to those that remain at the front door, remain on the screen door.

Problems of Repair

All of the exterior doors have been removed from their frames, and the building left

completely unsecured. The front door and one screen door remain stored in the cabin, but the back door and the screen door for the front door are missing. Knobs and spindles have disappeared from the front door and from the door at the north end of the back porch. Both of the remaining doors and all casing and trim need minor repairs and repainting.



Figure 100. View of exterior face of the sash from the window on the east side of the fireplace.



Figure 99. View of the window on the south side of Room 102.



Figure 101. View of exterior of one of the windows flanking the fireplace. The original four-light sash remains in the house.

Windows

In addition to the windows in the dormers described above, the Sneed Cabin has twelve window openings fitted with a variety of



Figure 102. View of typical window casing and drip cap.



Figure 103. View of typical window casing and sill.



Figure 104. View of exterior of bathroom window.

wooden sash. Sash on the front of the house and in the front gable have been replaced by louvered blinds, part of the park's effort to mothball the house, but most of the historic sash remain inside the house.

Double-sash Windows

There are six double-sash windows in the house, one in Room 101, two in Rooms 102 and 105, and one in Room 106. The two double-sash windows on the front of the house and that on the north side of the kitchen are 2'-9" by 5'-2"; the double-sash windows on the south and east are 2'-5" by 4'-6". Each window has two sash, and each sash has a pair of vertical lights.

These are "single-hung" windows; in each the top sash is fixed, while the lower sash is counter-weighted with cast-iron weights hung with cotton rope, typical of the early twentieth century. Original hardware, much of which remains in place, includes a single, base metal, thumb lift at the center of the bottom rail of the lower sash and a conventional metal sash lock.

Window casing is 1 1/8" by 4 3/8"; sills are 1 1/2" thick and extend 1" beyond the front face and outside edge of the casing. Header casing is topped with a 1 1/2" wooden drip cap. Above this is a sloping layer of cement instead of flashing.



Figure 105. View of window opening on east side of Room 106.

All of these windows were fitted with top-hung, wood-framed screens, but only two remain in place.

Fixed-Sash Windows

High on the north wall of Room 101, small four-light, fixed-sash windows flank the fire-place. Each is 2'-0" by 2'-2". The south end of the west wall of the kitchen addition intersects the window on the east side of the chimney.

The small window openings high in the east and west gables are around 1'-10" by 2'-0". Each is now fitted with a fixed, wooden louver. The original fixed, four-light sash are among those now stored in Room 101.

The gable windows and the windows flanking the fireplace use a 3½" casing and 1½" sill like that used on the double-sash windows but do not have wooden or cement drip caps.

Each of the dormers is fitted with a pair of similar fixed, four-light sash, arranged side by side.

The present bathroom window is entirely modern, and although there is no physical evidence for window sash in the present opening,



Figure 107. View looking northwest in Room 101.



Figure 106. View looking northeast in Room 101.

record photographs from the 1990s show the window with a single six-light sash, the only such sash in the house. The present opening measures 2'-8" wide and 2'-3" high and now



Figure 108. View of landing created in the late twentieth century to provide access to the loft over the south log pen.

has a fixed wooden louver similar to those installed elsewhere on the house. Window casing is 1 $\frac{1}{8}$ " by 4 $\frac{3}{8}$ "; sills are 1 $\frac{1}{2}$ " thick and extend 1" beyond the front face and outside edge of the casing. There is no drip cap.

Sliding Windows

Across the east wall of the kitchen is an opening 9'-0" long and 2'-3" high. A series of four sash, each with two vertical lights, are mounted in tracks in the wooden frame. Plain nominally 1" by 5" boards provide an exterior casing but there is no outside sill or drip cap. Screening, stapled to the exterior face of the casing, covers the entire opening.

Problems of Repair

As with the doors, many of the window sash have been removed from their frames but remain in the house. Casing has been removed from one of the kitchen windows, but is still in



Figure 109. View looking south in Room 101.

the room. All of the windows, casing, and trim need minor repair and painting.

Room Descriptions

The house has six rooms, which includes a large living room (Room 101), two bedrooms (Rooms 102 and 105), and the kitchen (Room 106), plus a cross hall (Room 103) and modern bathroom (Room 104).

Room 101: Living Room

This room occupies one of the original log pens and has always functioned as the house's main living room. Entry is from the front or rear porches through the exterior doors described above. This room connects through a wide cased opening, 5'-7" by 7'-2", on the south to the cross hall (Room 103) between the bedrooms (Rooms 102 and 105)

Floor: The room is floored with the typical 3¼"-wide flooring. Floor area measures 11'-0" east to west by 19'-4" north to south. Original flooring is painted, with both grey and green showing in the badly worn finish. Areas along the east side that have been recently repaired remain unpainted.

Walls: The walls are the exposed logs of the log pen.

Ceiling: The room has no ceiling and is open to the pole rafters described above. The series of seven log joists, 7" to 8" in diameter, that span the room east to west are set at irregular intervals and heights. The log joist closest to each end wall is structurally redundant, but the others act to tie the walls together. Height of the joists above the finished floor level varies between 7'-5" and 7'-7".

Loft: As noted above, a floored loft was not present in the original house, possibly because of the labor that would have been necessary to flatten the tops of the joists so that a more or less level floor might be installed.

Probably in the fourth quarter of the twentieth century, the existing, roughly-framed landing was installed above the southeast portion of the room. Framed with nominally 2" by 4" lumber, it provides access to a loft that was accessed by cutting out the center section of the top two logs of the wall connecting the two pens and simply laying ¾"-thick sheets of plywood across the joists over the south log



Figure 110. View of northwest corner of Room 102.



Figure 111. View of opening in log wall created for accessing the loft over the south log pen.



Figure 112. View of northeast corner of Room 102 and doorway from Room 103.

pen. Nominally 2" by 4" lumber was also laid across the log joists to provide support for the butt joints between the sheets of plywood. There is no evidence that a staircase was ever built, and a ladder provided access to the loft (Figure 43).

Doors: The doors are cased with the 1" by 4½" planks used as jamb casing on all three door openings but as header casing only at the large opening at the south end of the room. At the two exterior doors, 2½" drip cap turned on edge is used as header casing. All millwork is painted.

Windows: Windows are also cased with 1" by 4½", which is used at jambs and headers and as an apron. Window stools are plain ¾" by 2½". There is no header molding. All millwork is painted.

Fireplace: The fireplace at the north end of the room is constructed of brick and only veneered with stone. The opening, which has a 4" cast-iron lintel, is around 33" wide and



Figure 113. View looking southwest in Room 102.

33" high, with the box itself around 22" deep. The canted side walls and the rear wall of the firebox are constructed with cream-colored firebrick.

Extending into the room, the hearth is poured concrete supported by a wooden frame between the floor joists below. The hearth, which is badly cracked, measures about 23½" by 63½" and 6" to 8" thick. Its surface may have originally been flush with the finished floor, but deflection of the floor has left the front of the hearth nearly 1" higher than the surrounding flooring.

Electrical System: A keyless porcelain light fixture is mounted at each end of the room, with a switch by the front door. There is a single convenience outlet on the east wall. All of the wiring is surface mounted. None of it is operational.

Room 102: West Bedroom

This room is located at the west end of the log pen that forms the south side of the Sneed Cabin. It is entered via Room 103 or Room 104.



Figure 115. View of recent repairs to southwest corner of Room 102.



Figure 114. View of south wall of Room 102 and the most intact of the original double-sash windows.

Floor: The room is floored with the typical 3¼"-wide flooring. Floor area measures 10'-0" east to west by 10'-7" north to south. Original flooring is painted, with both grey and green showing in the badly worn finish. Areas along the west side and around the door to Room 103 have been recently repaired and remain unpainted.

About 15% of the flooring on the west side of the room has been replaced in conjunction with recent repairs, which included replacing 32" of the floor-level log on the south side of the room.



Figure 116. View of east wall in Room 102 and through doorway, left, to Room 103 and through to Room 105 and through doorway, right, to Room 104.



Figure 117. View of Room 103 from Room 101.

Walls: The north, west, and south walls are formed by the exposed walls of the log pen itself. The east wall is wood framed and finished with ¾" by 5½" V-joint, tongue-and-groove, cedar paneling, all installed horizontally with ends cut to fit the log walls without added trim. It dates to the 1970s remodeling of the bathroom. Evidence for earlier walls is obscured by the modern bathroom.

Much of the chinking on the west and south walls in this room has also been repaired and resurfaced, but not cleaned of the inevitable residue from the process.

Ceiling: The room has no ceiling other than the underside of the plywood laid across the tops of the joists. The series of four log joists, 7" to 8" in diameter, that span the room north to south are set at irregular intervals and heights. The log joist closest to the end wall is structurally redundant, but the others act to tie the walls of the log pen together. Height of the joists above the finished floor level varies around 7'-8". It appears that the log joists and the plywood flooring in the attic were at one time painted white.

Doors: The two doors, both on the east wall, are part of the modern bathroom addition. Both are hollow-core, flush doors, 1⅜" thick. The door to the hall (Room 103) is 2'-6" by 6'-8"; the door to the bathroom (Room 104) is 2'-0" by 6'-8". Both are hung with three 3" hinges and have brass-plated doorknobs with privacy latch and plain round escutcheons, all typical of the period. Both are cased with plain ¾" by 2½" cedar boards.

Windows: There are two windows in this room, one on the west wall and one on the south. The double-sash window on the west wall is the typical 2'-9" by 5'-2", but the sash have been replaced by a fixed louver.

The double-sash window on the south wall is slightly smaller, 2'-5" by 4'-6" and is one of the few windows to retain all of its historic features, including sash, trim, and hardware.

Both windows have cast-iron counterweights for the lower sash and the same 1" by 4^{3⁄8}" casing and apron used elsewhere in the cabin. Brackets for curtain rods are attached at the top corners of the windows.

Electrical System: A keyless porcelain light fixture is mounted on a log joist at the center of the room, switched at the door to Room 103. Convenience outlets are mounted about 4' above the floor on each side of the window on the west wall. All wiring is surface-mounted, except on the east wall where wiring for the switch is concealed in the wall.

Room 103—Cross Hall

As already noted, this space dates to the 1970s remodeling, and possible expansion, of an earlier bathroom. Room 103 is a cross hall connecting the living room (Room 101), bedrooms (Rooms 102 and 105) and bathroom (Room 104).

Floor: About 40% of the flooring is the original, painted, tongue-and-groove boards continuing from Room 101. The remainder, located around the doorways to the adjacent bedrooms is matching new flooring that remains unpainted. Floor area measures 7'-1" east to west and 2'-11" north to south.

Walls: The north wall of Room 103 is the original log wall of the cabin. The other three walls are wood-framed and covered like the ceiling with ¾" by 5½" V-joint, tongue-and-groove, cedar paneling. At the wall corners and at the juncture of the walls and ceiling, ¾" quarter-round molding is used as trim. Simple ¾" by 3½" cedar boards form the baseboards.

Ceiling: The finished ceiling is at 7'-6" above the finished floor and uses the typical ¾" by 5½" V-joint, tongue-and-groove, cedar paneling, running north to south.

Doors: Unpainted, flush doors on the east, west, and south walls of Room 103 connect to the bedrooms (Rooms 102 and 105) and bathroom (Room 104) and are part of the modern



Figure 118. View southwest in Room 104.



Figure 119. View of shower in Room 104.



Figure 120. View of southeast corner of Room 104.

bathroom remodeling. All three are hollow-core, 1 $\frac{3}{8}$ " by 2'-6" by 6'-8" doors, hung with three 3" hinges and have brass-plated door-knobs with privacy latch and plain round escutcheons, all typical of the third quarter of the twentieth century.

All of the doors are cased with plain $\frac{3}{4}$ " by 2 $\frac{1}{2}$ " cedar boards, excepting the large cased opening connecting Rooms 101 and 103. The frame for that opening is 7" wide and is cased with 1" by 4 $\frac{1}{2}$ " planks, painted white.

Room 104—Bathroom

As already noted, this bathroom dates to the 1970s and may be an expansion of an earlier bathroom. Entry is from Room 102, 103, and 105.

Floor: The original tongue-and-groove flooring remains in this room but is now covered by a masonite floor covering. Floor area,



Figure 121. View looking northwest in Room 105.

including the shower, measures 7'-1" east to west and 7'-0" north to south.

Ceiling: The finished ceiling is at 7'-6" above the finished floor and uses the typical $\frac{3}{4}$ " by 5½" V-joint, tongue-and-groove, cedar paneling, running north to south.

Walls: The south wall is the original log wall of the cabin, while the other three walls are wood-framed. All four walls are covered like the ceiling with $\frac{3}{4}$ " by 5½" V-joint, tongue-and-groove, cedar paneling. At the wall corners and at the juncture of the walls and ceiling, $\frac{3}{4}$ " quarter-round molding is used as trim. Simple $\frac{3}{4}$ " by 3½" cedar boards form the baseboards.

Doors: Unpainted, flush doors on the east, west, and north walls connect to the

bedrooms (Rooms 102 and 105) and the cross hall (Room 103).

Windows: The room has a single window opening, located in the middle of the south wall. The opening measures 2'-8" wide by 2'-3" high and is fitted with a modern louver like those used elsewhere in the cabin. Figures 36 and 38 show the six-light sash that the louver replaced.

Electrical System: A modern, four-socket, light fixture is mounted above the sink, with a switch near the door to Room 103. Ceiling mounted fixtures light the shower area and are also switched near the door to Room 103. A heat lamp is mounted two feet in front of the window, with its own rheostatic control on the wall above the light switches. One



Figure 122. View looking southeast in Room 105.



Figure 123. View of north wall of Room 105, showing junction of east wall of Room 101.



Figure 124. View looking southwest in Room 106, showing junction of west wall of this room (right) with the original north wall of the cabin (left of center).

convenience outlet is mounted on the west wall just above the lavatory. All wiring is concealed.

Plumbing Fixtures: A fiberglass shower approximately 30" by 30" is located in the northwest corner of the room. A wooden cabinet base with a molded sink and top is located in the southwest corner. In the southeast corner of the room is an American Standard toilet with a 4049 tank. The date stamped in the lid of the tank, which can be a reliable indicator of the date of installation, is illegible.

Room 105—East Bedroom

This room is located at the east end of the log pen that forms the south side of the Sneed Cabin and is entered via the cross hall (Room 103) or the adjacent bathroom (Room 104). It measures 10'-8" east to west by 10'-6" north to south.

Floor: The room is floored with the typical 3 $\frac{1}{4}$ "-wide flooring, but, as noted above, with some replacement with matching, but unpainted, flooring around the hall door.

Ceiling: The room has no ceiling other than the underside of the plywood laid across the tops of the joists, with nominally 2" by 4" lumber laid flat where the plywood sheets are butted to one another. The series of four log joists, 7" to 8" in diameter, that span the room north to south are set at irregular intervals and heights. The log joist closest to the end wall is structurally redundant, but the others act to tie the walls of the log pen together. Height of the joists above the finished floor level varies around 7'-10".

Walls: The north, east, and south walls are formed by the exposed walls of the log pen itself. The west wall is wood framed and finished with $\frac{3}{4}$ " by 5 $\frac{1}{2}$ " V-joint, tongue-and-groove, cedar paneling, all installed horizontally with ends cut to fit the log walls without added trim. It dates to the 1970s remodeling of the bathroom. Evidence for earlier walls is obscured by the modern bathroom.

Doors: The two doors, both on the west wall, are part of the modern bathroom addition. Both are hollow-core, flush doors, 1 $\frac{3}{8}$ " thick. The door to the hall (Room 103) is 2'-6" by 6'-8"; the door to the bathroom (Room 104) is 2'-0" by 6'-8". Both are hung with three 3" hinges and have brass-plated doorknobs with privacy latch and plain round escutcheons, all typical of the period. Both are cased with plain $\frac{3}{4}$ " by 2 $\frac{1}{2}$ " cedar boards.

Windows: There are two windows in this room, one on the east wall and one on the south. Although the east window is missing its typical two-over-two sash, both were originally double-sash windows, 2'-5" by 4'-6", each fitted with cast-iron counterweights for the lower sash. The window on the south wall retains all of its historic features, including sash, trim, and hardware. Both windows

have the same 1" by 4 $\frac{3}{8}$ " casing and apron and 2 $\frac{1}{2}$ " stool used elsewhere in the cabin. Brackets for curtain rods are attached at the top corners of the windows.

Electrical System: A keyless porcelain light fixture is mounted on a log joist at the center of the room, switched at the door to Room 103. Similar to Room 102, convenience outlets are mounted about 4' above the floor on each side of the window on the east wall. All wiring is surface-mounted, except on the west wall where wiring for the switch is concealed in the wall.

Room 106—Kitchen

This room was built as a kitchen, probably in the 1920s. The decision-making process in developing its rather awkward design is not clear, but may have been simple practicality. The shed roof is a continuation of the



Figure 125. View looking northeast in Room 106. The wooden counter base replaces what was probably a cast-iron, wall-hung sink and drain board in the original kitchen.

shed roof over the back porch but is continued upward on the west side to give height to what would have been a rather low ceiling otherwise.

Floor: The room measures 10'-10" east to west and 11'-4" north to south. The flooring is laid north to south on sawn 2" by 8" joists, set

on 24"-28" centers. Flooring is typical tongue-and-groove planks with an exposed face 3¼" wide. Part of the flooring here is painted, but an area about 8' by 8' in the center of the floor is not painted, probably because of a linoleum "rug" laid on the floor. Small remnants of a late-twentieth-century vinyl floor covering remain in places around the perimeter of the room.



Figure 126. View southeast in Room 106.

Walls: As noted above, this room is essentially a three-sided log pen, with its fourth wall created by a board wall at the north end of the original back porch. The west or front wall is log, rising to 10'-4" above the finished floor. Although similar to the original construction, the logs used in this room are significantly smaller, averaging only 5" to 6" in diameter.

The east or rear wall is log as well, but rises only to around 7'-3". The north wall is also log, joined to the west and east walls with the



Figure 127. View looking north in Room 106.

saddle notching typical of the original structure. Because of the slope of the roof, the top three logs on the north wall do not extend the full width of the wall but are held in place by wooden cribbing and the cement chinking.

The south wall, adjoining the back porch, is a board wall consisting of 3½" tongue-and-groove boards with an exposed face ¾" wide. The boards are nailed to the end rafter, to the side header beam from the original porch, and to a wooden cleat 2" by 2" nailed to the floor. Individual boards do not run floor to ceiling, and there is a horizontal seam visible where shorter lengths were used to finish the wall above the header.

Ceiling: The exposed rafters are nominally 2" by 4" set on centers 28" to 30" apart. They lap the top log on the east wall and extend about 12" on the exterior. The ceiling is the underside of the 1" by 11" used for the closed roof decking, much of which has been replaced on the east side of the room.

Doors: The exterior door opening on the west wall retains all of its original elements, but the five-panel wooden door (2'-6" by 6'-5" by 1") and its accompanying screen door have been removed from the frame.

The exterior door opening on the south wall retains its original elements as well, but as noted earlier the five-panel door (2'-6" by 6'-5" by 1") has been altered.



Figure 128. View of PVC waste line for bathroom. It is resting on an earlier cast-iron waste line.



Figure 129. View of two generations of electrical switches and wiring, with the earliest on the left.



Figure 130. View of what may have been supply lines for propane gas heaters.



Figure 131. View of typical keyless porcelain lighting fixture.



Figure 132. View of mid-twentieth-century exterior floodlight near northwest corner of the kitchen.

Windows: The double-sash, two-over-two window on the north wall, which is 2'-9" by 5'-1", remains in place but the 1" by 5" jamb casing and the lower sash have been removed and placed in the corner of the room. Two of the four two-light sash in the sliding windows on the east wall have also been removed but the plain 1" by 3¼" casing remains in place. The 2½" window stool remains at both openings as well.

Electrical System: A keyless porcelain light fixture is mounted on a log joist at the center of the room, switched at the door to the back porch. A modern 220-volt outlet for an electric range is located in the southwest corner of this room.

Other Features: As noted earlier, a patch in the upper part of the north wall and a corresponding patch in the east face of the chimney mark the location of the original wood- or coal-burning stove. A wooden base cabinet typical of the late twentieth century occupies the entire east side of the room. It is probably contemporaneous with the bathroom remodeling. A double-basin sink has been removed along with the supply and waste lines. Two drawers are also missing.

Utility Systems

It is not clear if any utility systems were present in the original house. As discussed

earlier, there is historical documentation to suggest that at least some of the cabins had electric lights and running water by 1914.

Plumbing System

The original cabin may have depended on a privy, but sinks might have been installed in the bedrooms at an early date. Historical documentation suggests that a bathroom and kitchen were present by 1931. This probably included wall-hung, cast-iron sinks, all of which have been replaced. The only elements of an early plumbing system are the stubs of cast-iron waste lines under the bathroom.

A tangle of galvanized-steel piping is located under the northwest corner of the porch. While early water lines were probably similar, the character of these pipes and their connections suggest that they could have been lines to supply propane gas to space heaters inside the house.

All of the present, above-grade water supply and waste lines use PVC pipes, but there is no longer any water service to the house. The cast-iron vent stack that ran exposed up the south side of the house has been removed.

Electrical System

There is no evidence in the Sneed Cabin for an early, knob-and-tube wiring system, such as that found in some of the other cabins. The earliest wiring observed has cloth insulation impregnated with fire- and moisture-resistant compounds, typical of the mid-twentieth century. Later wiring is modern Romex wiring with plastic insulation. Two generations of junction boxes are also evident, but both are galvanized steel and similar in design. Two generations of cover plates are present as well, one brown with a striated surface and the other ivory with a smooth surface.

Interior lighting was provided by bare bulbs in keyless porcelain fixtures. These were served by surface-mounted wiring and switched in the conventional manner. A single mid-twentieth-century exterior floodlight remains at the north end of the kitchen. A similar fixture

was present at the west gable in 1993 but has since been removed, and a short length of pipe in the east gable suggests that a similar fixture was present there as well.

There is no longer any electrical service to the cabin. The breaker panels or fuse boxes at the south end of the back porch have all been removed.

Character-Defining Features

Most of the cabin's present features and materials date to the Elkmont Historic District's period of significance, 1908-1940, as defined in the National Register Nomination for the Elkmont historic district. The loft and the cedar paneling and other features and materials associated with the present bathroom are outside that period but may conceal evidence of now-missing historic features and materials.

Important character-defining features include:

- The proximity of the cabin to the other summer houses within the Appalachian Club Complex and to the clubhouse.
- The densely wooded site at the top of the ridge.
- The stone retaining walls, steps, and walkway on Daisy Town Road.
- The shared concrete steps off the southeast corner of the house.
- The log walls of the cabin.
- The wood-shingled gables and decorative trusses.
- The pole-rafters exposed on the interior.
- The open front and rear porches.
- The gable roofs and dormers over the main house structure.
- The shed roofs over the porches and the kitchens.
- The log posts and stacked stone piers of the foundation.
- The wood lattice enclosing the foundation

on all sides.

- The river stone fireplace and chimney.
- The three-panel and four-light front door.
- The two five-panel exterior doors to the kitchen.
- The two-panel screen door at the door on the west side of the kitchen.
- The early door and window hardware throughout the cabin.
- The two-over-two-light, double-sash, counterweighted, wood windows.
- The fixed, four-light sash in the gables, the dormers, and flanking the fireplace.
- The 3¼" tongue-and-groove wood flooring throughout most of the cabin.
- Ceramic lamp bases in each room of the cabin.
- The floodlight at the northwest corner of the kitchen.

Missing character-defining features that were present in 2001 include the wooden steps to the kitchen door and to the back porch; the paneled balustrades, log posts with pole braces, wooden awning and bench on the front porch; and the paneled balustrade and screening on the rear porch.

Summary of Physical Conditions

In general, the Sneed Cabin is in fair physical condition and appears to be basically sound. The cabin is completely unsecured, however, with the front door removed from its hinges and left open. The front door to the kitchen has also been removed, but closed with a fixed louvered panel. The rear (east) door is missing entirely.

A number of window sash have also been removed, but most of them remain on site. Where the sash have been removed, openings have been secured with louvered panels, except for the window on the east side of Room 105, which is open to the elements.

Three of the wood-framed window screens remain in place, but with screening torn and deteriorated.

The shingles in the gables are in good condition, but the decorative truss on the west gable is broken.

The roof remains a serious threat. The layers of roll asphalt roofing has leaks in various locations and has caused visible damage on the interior, particularly on the east side of Room 101. The roof covering is in extremely poor condition. The multiple valleys and the intersections of the shed roofs with the main gabled roof exacerbates the problem of water infiltration.

A related concern is the lack of a system to collect and disperse rainwater. No gutters or downspouts are currently in place. Splash from roof runoff is damaging wooden elements close to grade. Absence of positive drainage away from the building in some locations creates an environment that supports plants and insects that attack wood structures. Abundance of leaf buildup at grade further enhances that environment.

The chimney appears to be leaning slightly to the south, and the interior face of the fireplace is damaged.

The interior is generally stable, except around the bathroom, where there is some concern

for the integrity of the floor. The interior is, however, in a general state of disrepair and gives the appearance of neglect. The added loft is not stable and compromises the historic character of the house.

Many wooden surfaces, inside and out, that should be painted are not, and existing painted surfaces are deteriorated.

Repairs to the front and back porches were overdue, but the loss of the log posts, pole brackets, and paneled balustrade on the front porch greatly compromises the cabin's historic character.

In addition to water damage, there are some concerns about the structural integrity of the irregular series of posts and piers that support the house.

An additional concern is the threat of vandalism and theft. Several rimlocks and other door hardware appear to be missing, and it is not certain that all of the window sash remain in the building. In any case, architectural features and materials are vulnerable to theft, especially given the air of neglect that sometimes invites vandalism.

The proximity of some large trees very close to the cabin may pose a threat from falling limbs from the overhead canopies. Root systems may also threaten cabin piers and man-made site features.

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Part II: Treatment and Use

II.A. Ultimate Treatment and Use

At one time slated for demolition, the historic structures at Elkmont, including the Sneed Cabin, were listed in the National Register of Historic Places in 1994 as part of the Elkmont Historic District. In compliance with Section 106 of the National Historic Preservation Act, NPS consultation with the Tennessee State Historic Preservation Office, the Advisory Council on Historic Preservation, and other interested parties resulted in a finding of adverse effect that would result from that demolition. As a result, the NPS public planning process was revisited and the NPS committed to preserving part of the Elkmont Historic District.

Formalizing that commitment in late 2008, the park superintendent signed a Memorandum of Agreement (MOA) among the National Park Service, the Advisory Council on Historic Preservation, and the Tennessee State Historic Preservation Office. The MOA provides for the preservation of nineteen buildings in the Elkmont Historic District, sixteen of which are in the Daisy Town portion of the district and include the Sneed Cabin.

The MOA stipulates that HSRs will be completed for each of the contributing buildings in Daisy Town that are being preserved;



Figure 133. View of Sneed Cabin in 1993.

the present HSR is part of that effort.¹ The MOA also stipulates that the exteriors of these buildings, including the Sneed Cabin, will be restored to their appearance during the period of significance and the interiors rehabilitated. In addition, contributing cultural landscape features will be preserved (e.g., stone walls and paths).

The recommendations for ultimate treatment and use included in this HSR for the Sneed Cabin echo the stipulations in the Memorandum of Agreement that call for restoration of the exterior and rehabilitation of the interior.

The MOA also stipulates that the NPS will implement “long-term treatment”:

1. The Swan Cabin in Daisy Town is being preserved, but because it has lost integrity and does not contribute to the district’s significance, the MOA does not require an HSR.

Retained buildings will be brought to a condition that allows for satisfactory protection, maintenance and interpretation (NPS Management Policies 2006, Section 5.3.5.4). The implementation of long-term treatment (i.e. preservation, rehabilitation, or restoration) of the retained buildings will be based on sound preservation practice, as recommended by the HSRs, to enable long-term preservation of historic features, materials, and qualities in accordance with the provisions of the Secretary of the Interior’s Standards for Treatment of Historic Properties.

The MOA stipulates reconsideration of the National Register nomination to reflect the area of retained buildings and cultural landscapes. A more informed understanding of the historic district has evolved during the course of developing the required HSRs, and the findings of those studies suggest that a



Figure 134. View of Room 101 in 1993.

revision to the period of significance might be in order.

The recommendations of the present historic structure report support restoration of the exterior of the Sneed Cabin, as stipulated in the MOA. The log design of Sneed Cabin sets it apart from all of its surviving neighbors. With its proximity to the Appalachian Clubhouse, parking lot, and restrooms at the northern end of Daisy Town Road, the Sneed Cabin is among the most memorable of the buildings at Elkmont.

Recognizing the importance of modifications over time that reflect the history of Elkmont and the changing values of Americans at leisure, the kitchen, which was an early addition, should be retained, its awkward design notwithstanding. As noted earlier in this report, its construction marked the end of the

era when residents took their meals at the clubhouse.²

Exterior restoration would be straightforward and include reinstallation of historic window sash, doors, screens, and associated wood trim, most of which remain stored in the house; recreation of the paneled balustrades, log posts, and other historic features on the porches; reconstruction of steps to the back porch and to the kitchen; and repair or replacement of the roofing.

Little rehabilitation of the interior to make it safe for self-guided visitor access would be required. Electrical and water service should not be reinstated, except as necessary for fire protection and security, thereby eliminating a variety of hazards to the historic building.

2. Note that the present Elkmont National Register nomination dates this addition to ca. 1948, while the findings of the present report suggest a date in the 1930s.



Figure 135. View of Room 101 in 2015.

Bathroom fixtures should be removed and waste lines capped to avoid their becoming an attractive nuisance. Similarly, removal of the plywood flooring for the makeshift loft might eliminate another attractive nuisance while reducing the habitat for wild animals inside the house.

In the future, the park may decide to continue building investigation that is outside the scope of this HSR in order to better understand certain details of the cabin's evolution, especially in the vicinity of the bathroom. Careful building archaeology, including perhaps removal of the non-load-bearing, 1970s-era partitions in the south log pen, might reveal important clues to the building's evolution and the changing lifestyles of its occupants. Photographic documentation of all phases of work should be routine.

The Sneed Cabin is being preserved in part because it is a critical aspect of the visitor experience of the historic Elkmont community. For the foreseeable future, tours will continue to be self-guided, as they are at a number of the park's historic buildings in Cataloochee and Cades Coves. Wayside

markers and other interpretive devices will provide a much-needed enhancement of visitor use of this and the other cabins along Daisy Town Road.

This ultimate approach to treatment and use would benefit the public by helping to ensure the continued preservation of an important contributing property in the National Register historic district at Elkmont. Visitor understanding of an important epoch of park history would be broadened by presenting the building itself as an important cultural resource. It would also broaden the public's experience by restoring critical character-defining architectural features that were only recently removed.

Visitor safety would be improved by stabilizing or repairing site features, removing unsafe construction and, where necessary, rebuilding with sound materials erected to safe building standards. Finally, this approach retains flexibility for future park decisions regarding treatment and interpretation to coincide with the results of additional research, building investigation, and funding.

II.B. Requirements for Treatment and Use

In addition to the stipulations in the MOA discussed in the preceding section of this report, a number of laws, regulations, and functional requirements also circumscribe treatment and use of the historic structures in our national parks. In addition to protecting the cultural resource, these requirements also address issues of life safety, fire protection, energy conservation, abatement of hazardous materials, and handicapped accessibility.

Some of these requirements may contradict or be at cross purposes with one another if they are rigidly interpreted. Any treatment must be carefully considered in order that the historic fabric of the structure be preserved.

National Historic Preservation Act

The National Historic Preservation Act of 1966 as amended (NHPA) mandates Federal protection of significant cultural resources, including buildings, landscapes, and archeological sites. In implementing the act, a number of laws and authorities have been established that are binding on the NPS.

Section 106

A routine step in the park's planning process for the treatment of cultural resources is compliance with Section 106 of NHPA. This requires that prior to any undertaking involving National Register or National Register-eligible historic properties, Federal agencies "take into account the effect" of the undertaking on the property and give the Advisory Council on Historic Preservation

"a reasonable opportunity to comment with regard to such undertaking."

To satisfy the requirements of Section 106, regulations have been published (36 CFR Part 800, "Protection of Historic Properties") that require, among other things, consultation with local governments, State Historic Preservation Officers, and Indian tribal representatives. They also establish criteria under which the Advisory Council may comment, but as a practical matter, the vast majority of Federal undertakings do not involve review by the Advisory Council. The entire point of Section 106 review is to ensure that all interested parties have a voice in the preservation of our nation's cultural heritage.

To expedite the review process, a programmatic agreement between the Advisory Council for Historic Preservation, the National Council of State Historic Preservation Officers, and the NPS allows for a streamlined Section 106 review process. With certain conditions, routine repairs and maintenance that do not alter the appearance of the historic structure or involve widespread or total replacement of historic features or materials are not subject to review outside the NPS.

The Secretary's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* are the Secretary's best advice to everyone on how to protect a wide range of historic properties. They provide a philosophy to underpin historic preservation that is widely understood and almost universally accepted in the United States. They are intended to be applied

to a wide variety of resource types, including buildings, sites, structures, objects, and districts. The Standards, revised in 1992, are codified as 36 CFR Part 68.

The Standards describe four broad approaches to the treatment and use of historic properties. These are, in hierarchical order:

- Preservation, which places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- Rehabilitation, which emphasizes the retention and repair of historic materials, but provides more latitude for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.
- Restoration, which focuses on the retention of materials from the most significant time

in a property's history, while permitting the removal of materials from other periods.

- Reconstruction, which establishes limited opportunities to recreate a non-surviving site, landscape, building, structure, or object in all new materials.

Regardless of treatment approach, the Standards put a high priority on preservation of existing historic materials and features and not just the architectural form and style. The Standards also require that any alterations, additions, or other modifications be reversible, i.e., be designed and constructed in such a way that they can be removed or reversed in the future without the loss of existing historic materials, features, or character.

Americans With Disabilities Act of 1990

The Americans With Disabilities Act of 1990 (ADA) establishes comprehensive civil rights protection for disabled Americans, both in employment and in their right to free, unaided access to public buildings. While people with restricted mobility have most frequently benefited from ADA, protection also extends to those with other disabilities, including those with impaired vision or hearing.

Requirements for full compliance with ADA regulations are extensive and easiest to apply to new construction. Full compliance for historic buildings is more difficult and sometimes would require significant alterations to the historic character of the property. Where that is the case, ADA authorizes a process for arriving at alternatives to full compliance that can preserve historic character while maximizing a disabled visitor's access to the historic building.

International Building Code

As a matter of policy, the NPS is guided by the International Building Code, which includes this statement regarding code compliance in historic buildings:



Figure 136. View at southeast corner of Sneed Cabin.

3406.1 Historic Buildings. The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard [emphasis added].

Threats to public health and safety should always be eliminated, but because this is an historic building, alternatives to full code compliance are always sought where compliance would needlessly compromise the integrity of the historic building.

NFPA Code 914

The National Fire Protection Association (NFPA) as promulgated codes for historic buildings, most notably NFPA 909, “Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship,” and NFPA 914, “Code for Fire

Protection of Historic Structures.” As a matter of policy, NPS recommends installation of fire-suppression systems in every historic building.

NPS Management Policies

The NPS General Management Policies (2006) guide overall management of historic properties, especially Chapter 5 “Cultural Resource Management.” Based upon the authority of some nineteen Acts of Congress and many more Executive orders and regulations, these policies require planning to ensure that management processes for making decisions and setting priorities integrate information about cultural resources, and provide for consultation and collaboration with outside entities. These policies also support good stewardship to ensure that cultural resources are preserved and protected, receive appropriate treatments (including maintenance), and are made available for public understanding and enjoyment.



Figure 137. View of Sneed Cabin, looking northeast.

Section 5.3.5, "Treatment of Cultural Resources"

This section of the management policies provides specific directives, including a directive that "the preservation of cultural resources in their existing states will always receive first consideration." The section also states that "treatments entailing greater intervention will not proceed without the consideration of interpretive alternatives.... Pending treatment decisions reached through the planning process, all resources will be protected and preserved in their existing states. Except for emergencies that threaten irreparable loss without immediate action, no treatment project will be undertaken unless supported by an approved planning document appropriate to the proposed action."¹ The present HSR is that approved planning document.

Park General Management Plan

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."

1. NPS General Management Policies (2006), p. 50.

In 1994, the Elkmont Historic District was listed in the National Register of Historic Places, with the Sneed Cabin listed as one of the district's contributing structures. Consultation with the Tennessee State Historic Preservation Officer, as required by Section 106 of the National Historic Preservation Act, resulted in a determination that the proposed demolition of Elkmont constituted an "adverse effect."

With the support of the National Trust for Historic Preservation, the Advisory Council on Historic Preservation, and the Tennessee State Historic Preservation Officer (SHPO), the NPS revisited the issues at Elkmont in an Environmental Impact Statement (EIS) in 2006 that modified the demolition proposal to allow for preservation of some of the historic structures at Elkmont.

Final resolution of the adverse effect was reached in late December 2008 when "Memorandum of Agreement Re. Environmental Impact Statement and General Management Plan Amendment" (MOA) 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 MOA stipulates that "...eighteen contributing and one noncontributing building will be retained" and the "exterior of the sixteen buildings in Daisy Town will be restored and their interiors rehabilitated." One of those sixteen buildings is the Sneed Cabin.

II.C. Alternatives for Treatment and Use

In addition to the Ultimate Treatment and Use discussed in Section II.A above and following NPS directive, alternative treatments have also been considered. While not recommended under the present circumstances, these alternative approaches nevertheless fulfill the basic park mandate to preserve the historic resources at Elkmont.

Preservation of the Sneed Cabin in its present condition is simply not an option. Roof leaks and missing windows and doors do not protect the building from the elements, and its general appearance suggests neglect and invites vandalism. At a minimum, the roofing must be replaced, windows and doors reinstalled, and excess building materials removed for storage elsewhere. These simple treatments would help ensure the building's continued preservation as a major component in the visitor's experience of the Elkmont historic district. All approaches to treatment and use would begin with those actions.

Alternative #1: Mothballing

Having completed the basic repairs outlined above, park management could elect to simply mothball the house, following standard established procedures for that action.¹ Window and door openings would be secured with wood louvers and no visitor access would be allowed. Under that scenario, the back porch would remain incomplete and the balustrades and other historic features of the front porch would not be restored.

1. See Sharon C. Parks, *Preservation Brief 31: Mothballing Historic Buildings* (National Park Service Technical Preservation Services, 1993).

This approach would have the following advantages:

- Retains maximum flexibility for future decisions by park management regarding treatment and interpretation of Elkmont.
- Minimizes cost to preserve the cabin.

While this approach might be necessary for a short period of time, it becomes increasingly hard to justify as time goes by. As a result, this approach would have the following disadvantages:

- Violates the spirit of the MOA with the Tennessee SHPO, the Advisory Council and others.
- Diminishes the public's educational experience, since mothballing would of necessity severely diminish the cabin's historic character and prevent public access.
- Risks long-term neglect if not carefully monitored.
- Violates NPS policy in support of adaptive use of historic buildings.
- Leaves the NPS open to public criticism for its failure to use and properly preserve and interpret the cabin.

Alternative #2: Complete Restoration

Having completed the basic repairs that would be necessary no matter which alternative is considered, park management might elect to complete exterior restoration, including reconstruction of historic features and balustrades that existed on both porches

when the Historic American Buildings Survey documented the cabin in 2001. Unobtrusive electrical, security, and fire-detection systems would be designed and installed in order to maximize protection against catastrophic loss.

In addition, the park could move forward and complete building investigation with a goal of determining the historic floor plan of the cabin. The primary component of this work would be removal of the late-twentieth-century bathroom and loft, which could reveal enough information to support restoration of the cabin's historic interior. At the very least, it should support a credible reconstruction of the original partitions in the south pen.

With the historic character of the cabin restored, the park could devote personnel resources to occasional guided tours. The simple plan of the Sneed Cabin lends itself

to fixed interpretative exhibits, including historic photographs, that would provide a much-needed service for the self-guided visitor. Many of the people who built and used the cabins at Elkmont were important figures in the history of East Tennessee and the Great Smoky Mountains National Park. Their stories and the story of Elkmont are as important in their own way as those of Cades Cove and Cataloochee.

This approach would have the following advantages:

- Maximizes public benefit by preserving the cabin and restoring lost features that are critical to understanding its unusual design.
- Expands visitor understanding of the role that the Fultons, Schuermans, Sneeds, and other Elkmont residents played in the history of East Tennessee.



Figure 138. View of kitchen wing at north end of original log cabin.

- Meets and exceeds the spirit of the MOA.

This approach would have the following disadvantages:

- It is not certain that additional historical research and further building investigation will provide enough information to support full restoration.

- Requires a significant outlay of funds to pursue the research and investigations according to professional standards.
- Requires the additional cost of interior restoration and long-term maintenance.
- Is not a realistic goal given present budget and staffing level restraints.

II.D. Recommendations for Treatment and Use

The following recommendations for ultimate treatment and use for the Sneed Cabin echo the stipulations in the Memorandum of Agreement that call for restoration of the exterior and rehabilitation of the interior.

They are meant to provide a conceptual plan for treatment of the Sneed Cabin. They do not and are not intended to provide complete specifications for all aspects of the work. Some of the repairs can be performed by a skilled carpenter. Other repairs will likely require plans and specifications as well as additional, more intensive building investigation.

Site

Erosion from uncontrolled runoff from the roof and across the site as well as the growth of tree roots have severely diminished the integrity of landscape features.

Recent repairs around the southwest corner of the house appear to have eliminated most wood-to-ground contact, but additional repairs to the landscape in the immediate vicinity of the cabin are needed to ensure good drainage away from the building and to restore proper footing to the piers in certain locations. Good drainage and maintenance of dry conditions beneath the cabin is critical to preventing termite infestation. In general, repairs to the landscape around the buildings should not necessitate extensive ground disturbance, which should be avoided until an archeological survey is complete.

In the front yard, the stone walkway and steps to the road should be repaired in kind. The

rock retaining wall along the road frontage should also be stabilized by simple repairs to ensure good drainage. It was never more than a dry-stacked, rubble wall and many of the missing stones may still be in the landscape.

Recommendations for Site Work:

- whenever site work requires ground disturbance, secure clearance from an archaeologist before commencing work.
- repair grade around the cabin to ensure positive drainage away from the foundation, especially on the south side;
- ensure that there is no wood-to-ground contact under and around the cabin;
- reconstruct wooden steps to front porch, back porch, and kitchen;
- repair front walkway, steps, and retaining wall.

Foundations

The foundation of the cabin is in fair condition. While some of the posts are locust and resistant to rot and insect damage, many of the posts are in contact with the ground, which invites termite damage. All wooden posts should be set on rock, with no concrete footer necessary. Alternatively or as added insurance against termite infestation, metal termite shields should be installed between the tops of posts and the wood sills of the cabin. In both cases, the structure should be regularly inspected for termite infestation.

The majority of the wood lattice that enclosed the foundation is missing and the remainder is in very poor condition. It is not certain that

the lattice is an original feature but it was almost certainly installed during the historic period. Since it is an important character-defining feature, the lattice enclosing the foundation should be restored.

Recommendations for Foundation Work:

- eliminate wood-to-ground contact under and around the cabin and/or install metal termite shields;
- recreate diamond-patterned lattice foundation enclosure.

Log Walls and Framing

The broken and missing collar ties diminish the roof structure and the cabin's historic character as do the damaged trusses at the



Figure 140. View of pole rafters and collar ties over north log pen.



Figure 141. View of typical roofing.

east and west gables. These features should be repaired in kind.

Historically, it appears that log ends were painted white as a means of reducing water penetration. Part of the cabin's historic character, painted log ends should be repaired and repainted. Log ends at the southeast corner of the back porch are rotted, most likely from uncontrolled run-off of rainwater from the roof washing over log ends that were never painted but were covered by the recently removed framing for the porch screening and door. This damage, which has not yet compromised the structural integrity of the logs, should be repaired to halt deterioration. At the south end of the back porch, roof leaks were also responsible for keeping damp the log surfaces hidden by the electrical panel that has since been removed, allowing significant rot to occur in that area. Damage there is only cosmetic.

The supplementary posts and beams, sometimes referred to as "shake sills," that have been installed perpendicularly to the floor joists should be retained in order to minimize movement of the floor framing when loaded with visitors.

Recommendations for Log Walls and Framing:

- repair damaged collar ties and gable trusses, replacing missing features in kind;
- repair rotted log ends at south end of back porch;
- repair and repaint exposed log ends;
- maintain added beams supporting floor joists.

Roofing

There is a major active leak around the dormer on the east side of the house. The entire roof covering is in very poor condition. There are no gutters on the cabin and ground drainage is uncontrolled, keeping areas of the ground beneath the cabin wet and therefore prone to termite infestation. Although a full

gutter system may not have been present on the original house, such a system would do much to simplify the cabin's continued preservation.

Recommendations for Roofing:

- remove all existing roofing, repair decking as necessary, and install green asphalt roll roofing;
- install full system of unpainted, galvanized, half-round gutters and round downspouts on all sides of the house.

Porches

While the roof and floor of both porches have been repaired and are in sound condition, their historic character was severely diminished by the loss of the paneled balustrades on both porches; the log posts and brackets on the front porch, and the screening on the rear porch. The header for the front-porch rafters is now comprised of two 2" by 4" pieces of lumber set on edge, which replaced an original log header. These historic features should be replaced along with the wooden bench and wooden awning at the south end of the porch.

Wooden steps to the front porch, back porch, and kitchen should be reconstructed, based on the several photographs that show them intact as well as physical evidence in the present building and other sources.

Recommendations for Porches:

- recreate historic paneled balustrades, log posts and brackets, and log header on front porch;
- reconstruct wooden bench and awning at south end of front porch;
- reconstruct paneled balustrade and screening on back porch;
- reconstruct wooden steps to front porch, back porch, and kitchen door.

Chimney and Fireplace

The top half of the chimney stack has a slight tilt to the south and should be monitored

for further movement. The missing metal chimney cap should be reinstalled to prevent water penetrating the interior of the chimney. The stone veneer that is missing from the left cheek wall of the fireplace should be replaced.

Recommendations for Chimney and Fireplace:

- monitor chimney for movement;
- reinstall galvanized metal chimney cap;
- replace missing stone veneer on fireplace surround.

Floors

Flooring has been repaired and is in sound condition. The replacement wood has not been painted, however, and the painted finish on the remainder of the flooring is in poor condition.

Recommendation for Flooring:

- paint all tongue-and-groove flooring in existing color.



Figure 142. View of shelving and remnants of old wiring at southwest corner of back porch.

Doors

All of the exterior doors have been removed from their frames, and the building left completely unsecured. The front doors and one screen door remain in the cabin, but the back door and the screen door for the front door are missing. Knobs and spindles have disappeared from the front door and from the door at the north end of the back porch. Both of the remaining doors and all casing and trim need minor repairs and repainting.

Recommendations for Doors:

- reinstall all historic doors, including screen doors, that remain in the cabin;
- install new back door to match front door;
- install at front door a screen door matching the historic screen door for the kitchen door;
- repair all door hardware to working order;
- repaint all doors and associated exterior and interior wood trim.

Windows

As with the doors, many of the window sash have been removed from their frames but remain in the house. Casing has been removed from one of the kitchen windows, but is still in the room. All of the windows, casing, and trim need minor repair and painting.

Recommendations for Windows:

- reinstall window sash and repair to working order;
- reinstall and repair wood trim;
- repaint all windows and associated exterior and interior wood trim.

Interior

With windows and doors reinstalled and flooring repainted, the interior would be in mostly good condition. However, the make-shift plywood loft should be removed in order to be able to easily monitor the building's

condition and to remove a temptation for unauthorized use and possible injury.

Recommendation for Interior:

- Remove loft and its associated features.

Fire Suppression and Security

There is currently no water or electrical service into the house, and none should be reinstalled except as necessary for a security and fire protection system and ordinary maintenance. Modern plumbing fixtures and kitchen cabinets should be removed and can be discarded. Waste lines should be capped below floor level and any holes in the flooring should be repaired.

A complete fire detection system should be installed and monitored. A fire-suppression system, per NPS policy, would also be appropriate and could be installed with minimum impact on historic fabric.

A rudimentary electrical system could be installed to service the fire and security systems and support routine maintenance. The existing wiring and fixtures should be preserved but not used, replaced by a modern system installed in metal conduit.

Recommendations for Fire Suppression and Security

- install complete fire-detection system;
- install complete fire-suppression system;
- bypass but preserve existing electrical wiring and fixtures in place;
- install new electrical system in metal conduit.

Pest Control

Routine inspection for infestation by termites, powder-post beetles and other wood-destroying insects must be a part of good management of any wooden structure. If wood-to-ground contact is eliminated and if

drainage issues are addressed, the potential for termites, which are the primary threat, would be greatly reduced,

Bats, birds, squirrels and other rodents can be destructive of old buildings and should be excluded from access. Since windows must be regularly opened for ventilation, the well-fitted, wood-framed screens that were a feature of the historic building should be restored to all window and door openings.

The chimney should also be blocked. The metal chimney cap protects the interior of the chimney from water damage and may prevent bird entry; but to prevent bats roosting in the chimney, crumpled hardware cloth should also be tightly fitted *within* the chimney walls at or near the top of the stack.

The challenge in attempts to exclude bats, birds, and rodents from the cabin will be the

numerous small gaps where walls meet the roof. Most of these have been covered with wood, and foam or fiberglass backer rod can be used for any that are not covered. Routine inspection should look for signs of animal entry, including gnawed wood and dirty stains around holes.

Recommendations for Pest Control:

- ensure no wood-to-ground contact
- ensure a dry crawl space beneath the cabin;
- screen all windows and doors;
- install crumpled hardware cloth within the chimney stack to prevent animal entry;
- fill small openings with foam or fiberglass backer rod;
- routinely inspect in, beneath, and around the structure for signs of the presence of wood-destroying insects and other pests.



Figure 143. View looking north in kitchen.

Other Recommendations

The Sneed Cabin is a contributing structure in the Elkmont National Register Historic District that was listed in 1994. According to that nomination, the period of significance for the district begins in 1908, when Elkmont was established as the Little River Lumber Company's base of operations on the East Prong of Little River, and ends in 1940, when the last resort cabin was built at Elkmont and the Great Smoky Mountains National Park was dedicated. The National Register nomination for the proposed Daisy Town Community Historic District that was drafted in 2010 repeats much of the Elkmont nomination, but establishes the period of significance as beginning in 1910, when the Appalachian Club bought fifty acres from the Little River Lumber Company and ending in 1942, the date that was used in the EIS in order "to capture the cultural landscape components that were installed during the final period in which the Civilian Conservation Corps was still active in the Park."¹

1. Draft Environmental Impact Statement, pp. 149-150.

Reassessment of the National Register nomination will be based on the findings of the Cultural Landscape Inventory (CLI), which includes historic structures as features in the landscape. That work will be informed by the findings of the HSRs, which suggest that in terms of history, material culture, and the preservation of historic building materials in the cabins, a more expansive view of significance should be considered.

The 1908 establishment of Elkmont and the presence of cabins such as the "box" or set-off houses that predate the Appalachian Club suggest that 1908 as a beginning to the period of significance might be preferable to 1910. Current research, too, supports an expansion of the period to include the early post-World War II period.

Conversion of the lifetime leases to twenty-year leases in exchange for commercial electrical service in 1952, for example, was a significant date in the history of the Elkmont community, but it also marked the beginning of a new era in the evolution of the historic



Figure 144. View of Sneed Cabin, 2015.

structures in the district. Commercial electrical service made possible a range of activities and uses that were not possible before there was reliable electric lighting, which in turn affected the design of later alterations to the buildings.

In addition, new designs coincided with the widespread changes in building technology and materials characteristic of the post-war era. A range of significant building materials and features from the early post-World War II era have been documented but may be easily overlooked. These represent a continuation of the vernacular building traditions expressed in most of the cabins at Elkmont, both in original construction and in later repairs and alterations. Many of these mid-twentieth century features, some of them using materials that are no longer manufactured, have been an important aspect of the district's character for over sixty years.

General maintenance of all of the cabins at Elkmont should be improved. In addition to their generally deteriorated condition, the current air of neglect, exacerbated by the fact that some of the cabins are closed and some are open, invites vandalism.

The MOA and the EIS as well as NPS policy commit the park to appropriate interpretation of the district. Eleven of the required historic structure reports (HSRs) have been completed and two more are nearing completion. These will be particularly useful for ensuring that

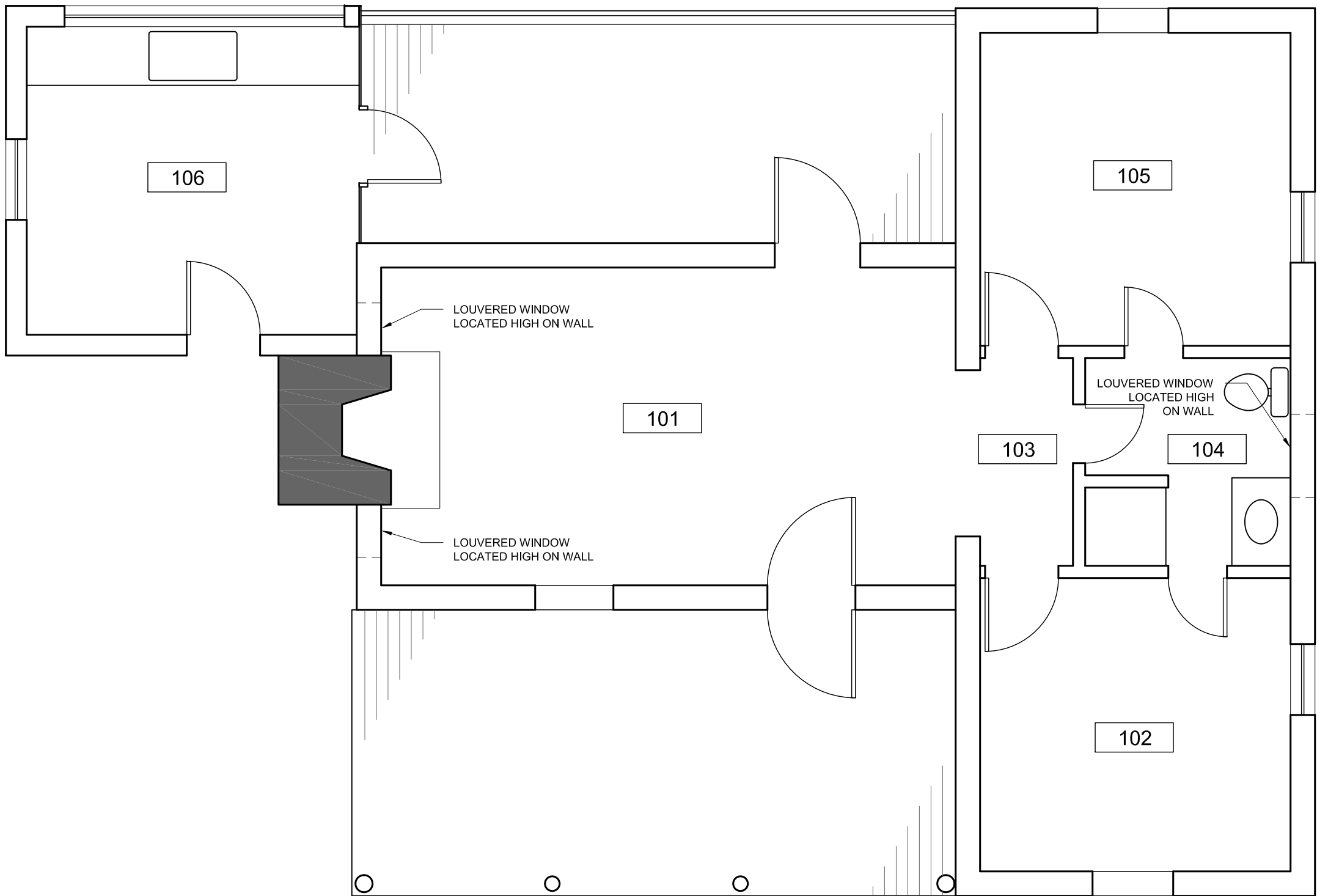
any update to the district's National Register nomination includes accurate descriptions of the historic structures. The completed HSRs can inform a range of interpretive opportunities specific to Elkmont as well as updates to the park's comprehensive resource education plan, foundation document, and other planning documents. Completed HSRs can also be used to develop a brochure for Elkmont similar to those sold in park bookstores for Cades Cove, Roaring Fork, Tremont and the Mountain Farm.

The park could also consider installation of temporary informational signs during the period when some Elkmont buildings are being removed and others rehabilitated in order to keep visitors better informed on the process and the overall goal for Elkmont.

Other Recommendations:

- consider extending National Register period of significance for the proposed Daisy Town district to encompass the Little River Company's founding of Elkmont in 1908 as well as the early post-World War II era;
- improve general maintenance of the Daisy Town district;
- implement appropriate measures to stem vandalism;
- develop interpretive brochure for Elkmont;
- use HSRs to inform park planning documents, including National Register nomination updates.

Appendix: Documentation Drawings



1

SNEED CABIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



SNEED CABIN
GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

RECORDATION
DATE:
02.20.2015

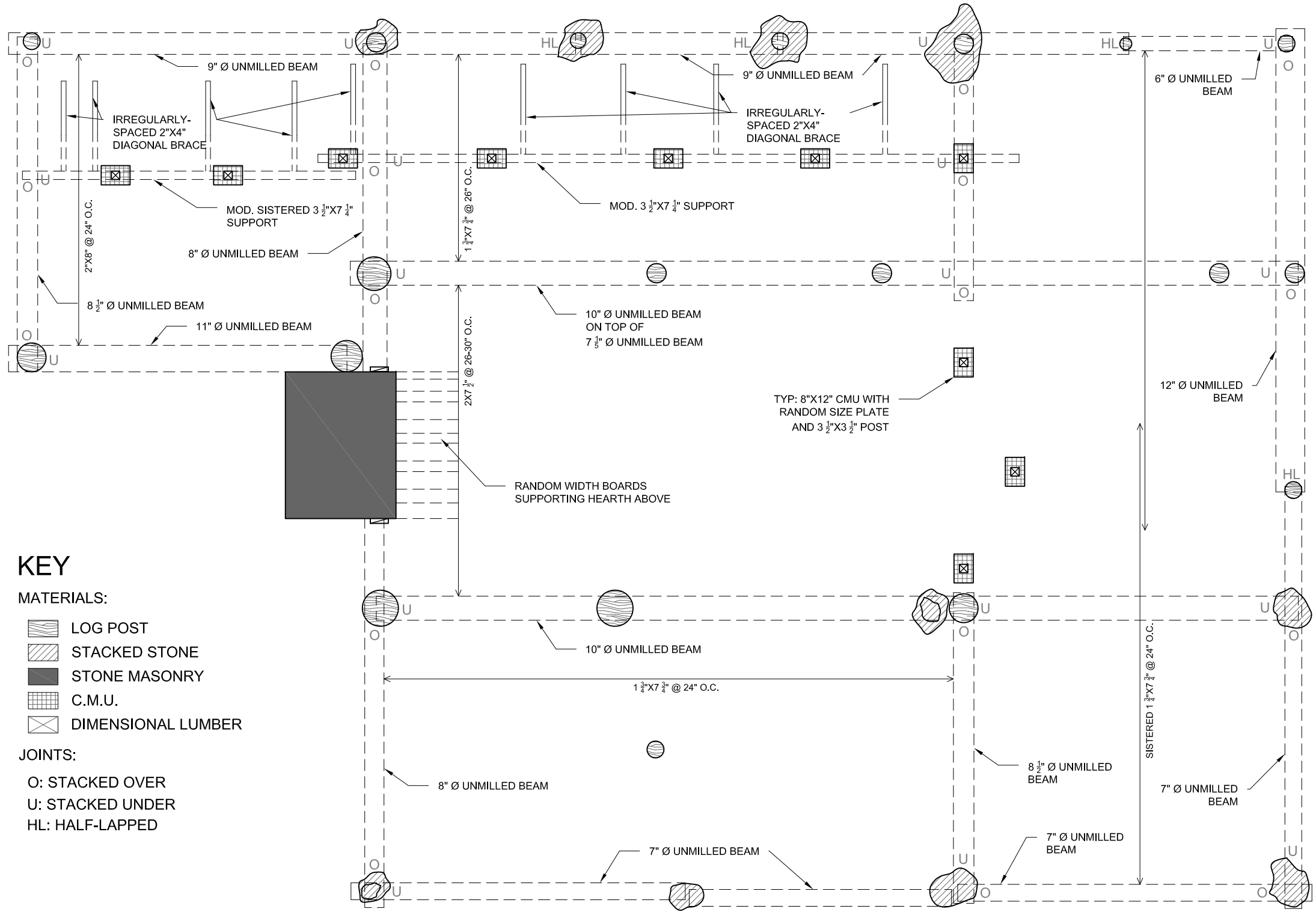
RECORDED BY:
JKO
RLM, CMW

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

HSR
APPENDIX:
SHEET

1

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KEY

MATERIALS:

- LOG POST
- STACKED STONE
- STONE MASONRY
- C.M.U.
- DIMENSIONAL LUMBER

JOINTS:

O: STACKED OVER
U: STACKED UNDER
HL: HALF-LAPPED

1 SNEED CABIN FOUNDATION PLAN

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



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WINSTON-SALEM, NORTH CAROLINA

SNEED CABIN

GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

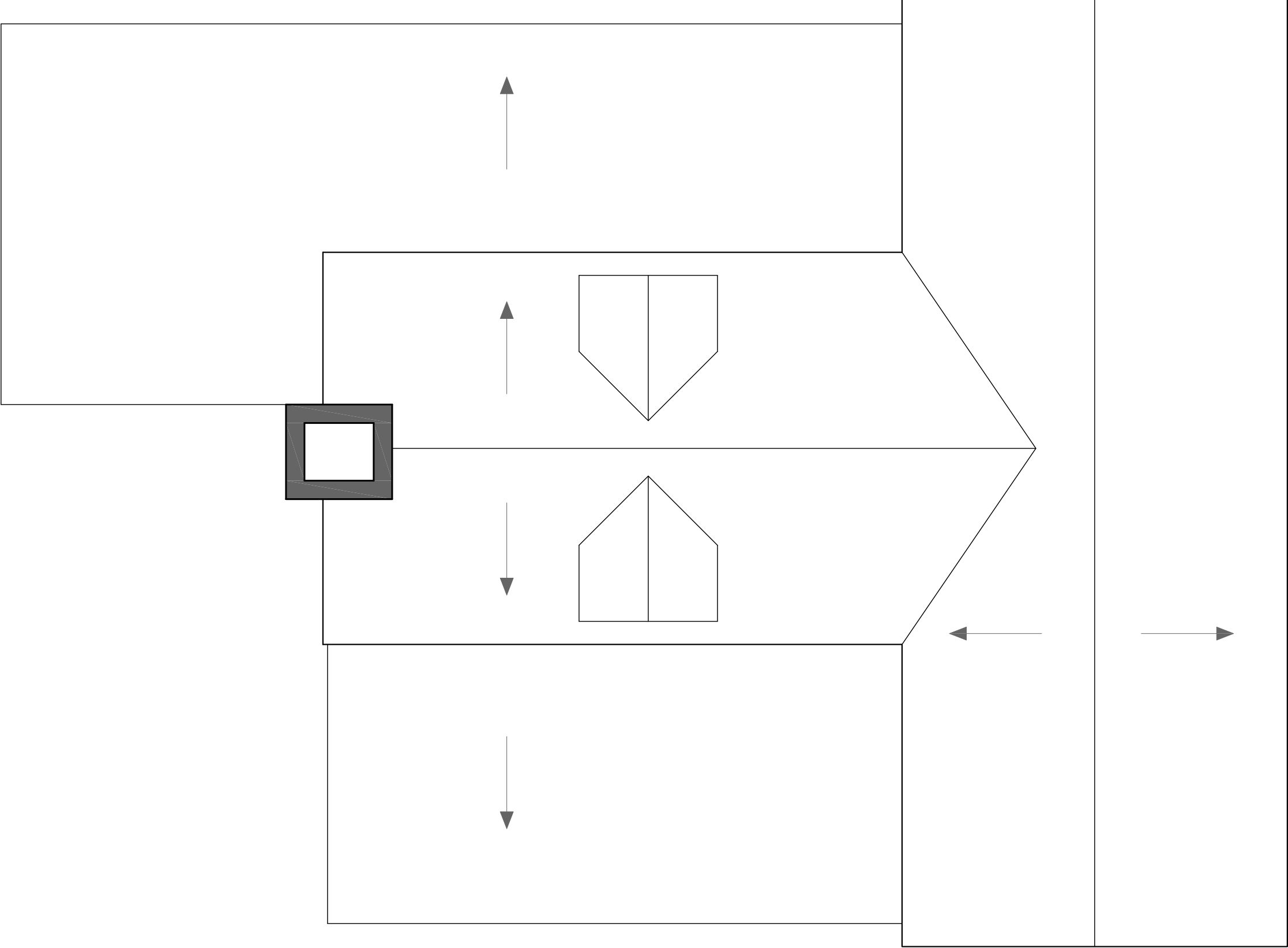
RECORDATION
DATE:
02.20.2015

RECORDED BY:
JKO
CMW

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

HSR
APPENDIX:
SHEET

2



1

SNEED CABIN ROOF PLAN

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



SNEED CABIN

GREAT SMOKY MOUNTAINS NATIONAL PARK
ELKMONT HISTORIC DISTRICT
SEVIER COUNTY, TN

RECORDATION
DATE:
02.20.2015

RECORDED BY:
JKO
CMW

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

HSR
APPENDIX:
SHEET

3

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