



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

March 2, 2018

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Widen NC 108 from I-26 in Columbus to US 176 in Tryon,
PA 17-06-0017, R-5838 Polk County, ER 18-0083

Thank you for your letter of January 3, 2018, transmitting the above-referenced report. We apologize for the delay in offering the following comments.

We concur that the following properties are eligible or remain eligible for listing in the National Register of Historic Places.

- Mimosa Inn (PL0041) – This property is eligible for listing under Criterion A for its local significance in the area of entertainment/recreation and under Criterion C for its local architectural significance. The appropriate boundary for the eligible resource is the tax parcel on which it is located.
- Washburn House (PL0306) - This property is eligible under Criterion C for its local architectural significance with its most appropriate boundary being the tax parcel on which it is located.
- Mill Farm Inn (PL0057) - Listed in the National Register of Historic Places in 2009, the property remains eligible under Criterion A for its local significance for entertainment/recreation and under Criterion C for its local architectural significance. The current National Register boundary is most appropriate.
- Lyncote (PL0049) - Listed in the National Register in 2010, remains eligible under Criterion C for its local architectural significance. We also agree that the property is significant under Criterion B for its association with Emma Payne Erskine. The current National Register boundary is most appropriate.
- Over the Way (PL0308) – This property is eligible under Criterion A for its local significance in the area of Community Planning/Development and under Criterion C for its local architectural significance. The appropriate boundary for the eligible resource is the tax parcel on which it is located.

- Mostly Hall (PL0240) – This property is eligible under Criterion A for its local significance in the area of Community Planning/Development and under Criterion C for its local architectural significance. The most appropriate boundary for the eligible resource is the tax parcel on which it is located.

We also agree that the following properties are not eligible for listing in the National Register for the reasons outlined in the report. However, they may be eligible as contributing elements in a potential rural historic district as outlined below.

- Sidney Lanier House (PL0305)
- Glencroft (PL0307)
- Uchtmann-Landrum House (PL0309)

Potential Rural Historic District

- Based on the number of resources documented, and either individually listed in the National Register or evaluated as eligible for individual National Register listing, and given our knowledge of this part of Polk County, we believe that there may be a rural historic district that encompasses this area and extends east. Three of the nine resources recorded for this project were determined to be ineligible for individual listing in the National Register. The Sidney Lanier House and the Uchtmann-Landrum House are thought to be ineligible because of alterations. Glencroft is considered ineligible because of the ubiquity of the building type throughout and around Tryon. However, based on their architectural features, the Uchtmann-Landrum House and Glencroft may be the work of Carter Brown, who is mentioned in the survey report and is documented as having dismantled and reconstructed log buildings in the region to promote Tryon as “hunting country.” While the Sidney Lanier House was covered with brick veneer in the mid-twentieth century, it is still possible that the building would be contributing to a rural historic district, if the veneer were added during the district’s Period of Significance. Thus, we recommend that this area of the Tryon outskirts be evaluated to determine if it is a National Register-eligible historic district.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation’s Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



Received: 01/12/2018
State Historic Preservation Office

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

Renee Gledhill-Earley
Deputy State Historic Preservation Officer
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

January 3, 2018

ER 18-0083 to Annie
1/19/18
Due 2/2/18

Due -- 2/6/18

Dear Gledhill-Earley:

H- 2/2/18
2/2/18

RE: Historic Structure Survey Report, PA# 17-06-0017, Widen NC 108 from I-26 in Columbus to US 176 in Tryon, Polk County

The North Carolina Department of Transportation (NCDOT) proposes Widen NC 108 from I-26 in Columbus to US 176 in Tryon, Polk County. S&ME prepared the attached Eligibility Report and recommends the four properties eligible for the National Register of Historic Places, and two remain eligible, while three other do not meet the Criteria for eligibility.

The report and survey materials are enclosed for your review and comment per 36CFR.800. Please let me know if you have any additional questions regarding this project. I can be reached at (919) 707-6088 or by email at slreap@ncdot.gov.

Sincerely,

Shelby Reap
Historic Architecture Section

Attachment

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Historic Structures Report
TIP No. R-5838
WBS No. 47108.1.1; PA No. 17-06-0017
Widen NC 108 from I-26 in Columbus to US 176 in Tryon
Polk County, North Carolina
S&ME Project No. 4213-17-274

PREPARED FOR:

**North Carolina Department of Transportation
Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina 27699-1598**

PREPARED BY:

**S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, SC 29464**

December 15, 2017



**Historic Structures Report
TIP No. R-5838
Widen NC 108 from I-26 in Columbus to US 176 in Tryon
Polk County, North Carolina**

FINAL REPORT

WBS No. 47108.1.1

PA No. 17-06-0017

Prepared for:

North Carolina Department of Transportation
Human Environment Section
1598 Mail Service Center
Raleigh, North Carolina 27699-1598

Prepared by:

S&ME, Inc.
620 Wando Park Boulevard
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S&ME Project No. 4213-17-274

Heather J. Carpini

December 15, 2017

Heather Carpini, M.A.
Principal Investigator, S&ME, Inc.

Date

Mary Pope Furr
Supervisor, Historic Architectural Resources Group
North Carolina Department of Transportation

Date

December 15, 2017

Historic Structures Report

Tip No. R-5838; WBS No. 47108.1.1; PA No. 17-06-0017

Polk County, North Carolina

S&ME Project No. 4213-17-274



Management Summary

On behalf of the North Carolina Department of Transportation (NCDOT), S&ME, Inc. (S&ME) has completed a historic architectural analysis of nine properties located within the project area for the widening of NC 108 from I-26 in Columbus to US 176 in Tryon, in Polk County, North Carolina (TIP No. R-5838, WBS No. 47108.1.1) (Figures 1.1 and 1.2).

NCDOT architectural historians established an Area of Potential Effects (APE) for the project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation. NCDOT defines this project's APE as 200 feet from the centerline in each direction for the length of the project. NCDOT Architectural Historians reviewed the resources within the APE and determined that nine properties, four previously recorded and five previously unrecorded, warranted further evaluation; two of the four previously recorded properties (PL0049, Lynncote and PL0057, the Mill Farm Inn) are listed in the National Register of Historic Places (NRHP). In October and November 2017, S&ME conducted a historic architectural analysis and eligibility evaluation on the nine properties.

This project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/North Carolina State Historic Preservation Office (NC-HPO)/Federal Highway Administration (FHWA) 2007).

Table 1. Summary of properties surveyed in R-5838 project area.

Property Name	NC-HPO Survey Site No.	Eligibility Determination	Criteria
Sidney Lanier House	PL0305	Not Eligible	N/A
Mimosa Inn	PL0041	Eligible	A, C
Washburn House	PL0306	Eligible	C
Glencroft	PL0307	Not Eligible	N/A
Mill Farm Inn	PL0057	Listed	A, C
Lynncote	PL0049	Listed (Revision)	C (B)
Over the Way	PL0308	Eligible	A, C
Uchtmann-Landrum House	PL0309	Not Eligible	N/A
Mostly Hall	PL0240	Eligible	A, C

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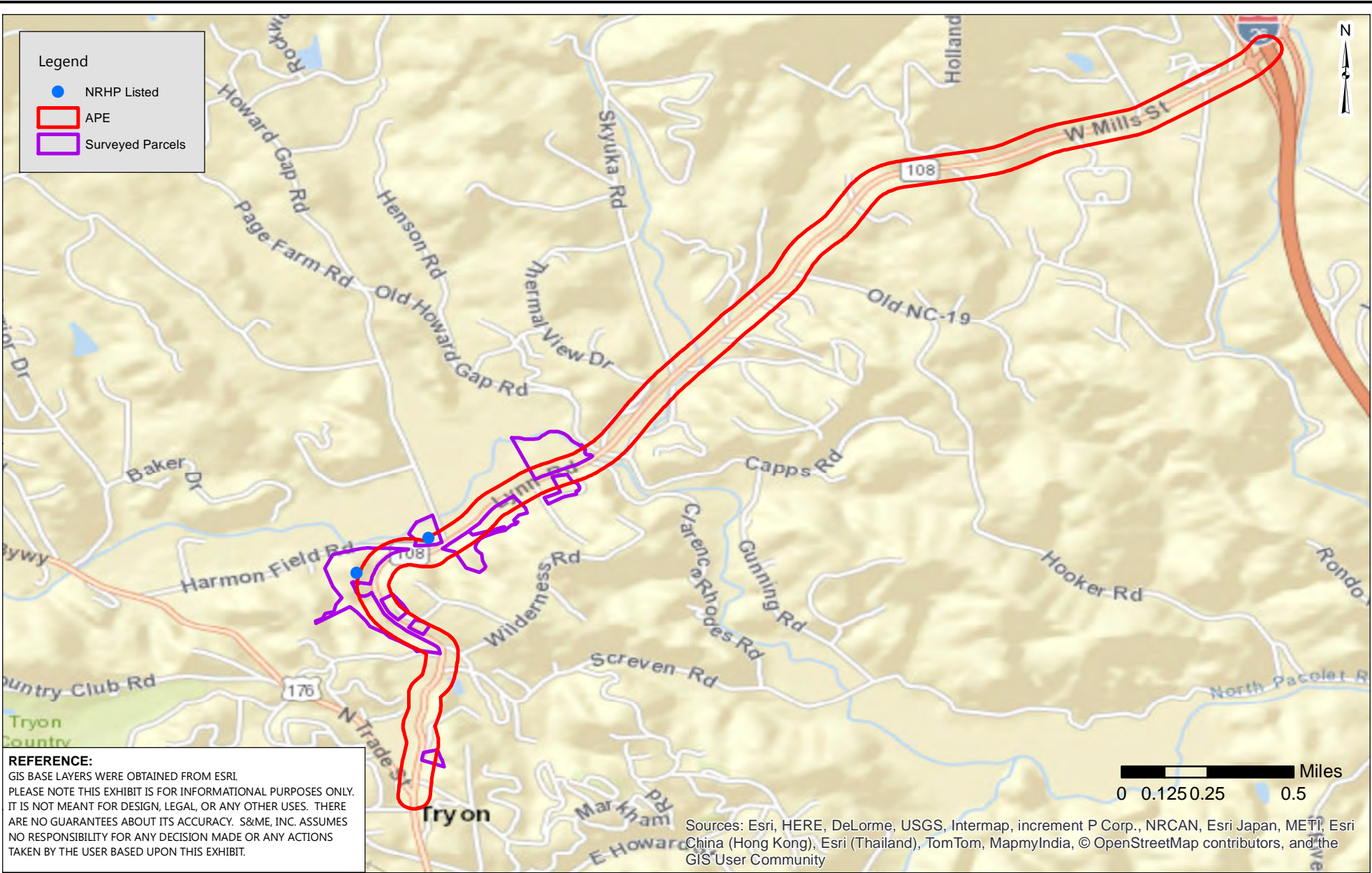
1.0 Introduction (Methodology)

On behalf of the NCDOT, S&ME has completed a historic architectural analysis of nine properties located within the project area for the widening of NC 108 from I-26 in Columbus to US 176 in Tryon (TIP No. R-5838, WBS No. 47108.1.1, PA No. 17-06-0017) (Figures 1.1 and 1.2). Work was conducted in general accordance with the agreed-upon scope, terms, and conditions presented in the Proposal No. 42-1700993 Rev. 1, dated August 30, 2017.

NCDOT architectural historians established an APE for the project, which corresponds to the Environmental Study Area for the proposed improvements. Preliminary review by NCDOT Architectural Historians identified nine resources, four previously recorded and five unrecorded, warranting additional study and eligibility evaluation. The project area is located between the towns of Columbus and Tryon, in the southern portion of Polk County, near the South Carolina border.

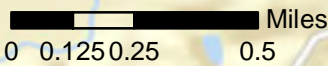
The historic architectural analysis included surveying, analyzing, and evaluating nine historic properties according to NRHP criteria. Fieldwork for the project was conducted in October and November 2017, by Senior Architectural Historian Heather L. Carpini, who completed photography, mapping, research, and authored the report. Research was conducted at the Polk County Registers of Deeds and the Polk County History Museum in Columbus, North Carolina, as well at the Lanier Library in Tryon North Carolina. Additional information was compiled from survey records of the NC-HPO survey files and additional research was conducted using online federal census data, historic maps, and other county records.

This report has been prepared in compliance with the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1979; the Department of Transportation regulations and procedures (23 CRF 771 and Technical Advisory T 6640.8A); procedures for the Protection of Historic Properties (36 CFR Part 800); 36 CFR Parts 60 through 79, as appropriate; NCDOT's current *Historic Architecture Group Procedures and Report Products* (2015); and NC-HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* (2015).



- Legend**
- NRHP Listed
 - APE
 - Surveyed Parcels

REFERENCE:
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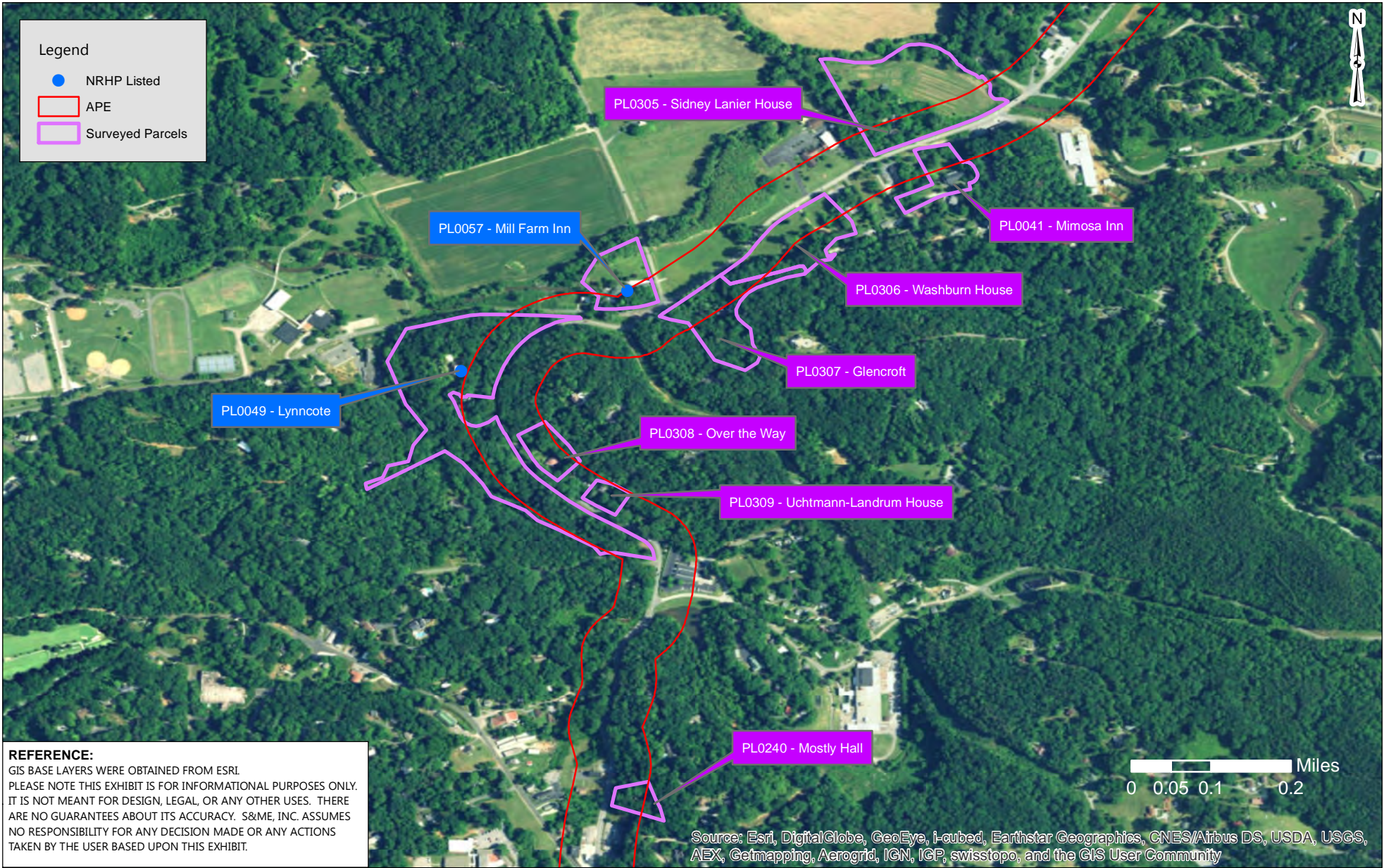
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SCALE:	1 inch = 2,055 feet
DATE:	12/5/2017
DRAWN BY:	HLC
S&ME PROJECT NO.	4213-17-274

Street Map, R-5838
 Project APE and Surveyed Properties
 Polk County, North Carolina

EXHIBIT NO.
1.1



REFERENCE:
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S&ME PROJECT NO.	4213-17-274

Aerial Map, R-5838
 Project APE and Surveyed Properties
 Polk County, North Carolina

EXHIBIT NO.
1.2

2.0 Eligibility Evaluations

2.1 Sidney Lanier House (PL0305)

Resource Name	Sidney Lanier House
HPO Survey Site #	PL0305
Street Address	2738 Lynn Road
PIN	P48-142
Construction Date(s)	1869; late-1800s through mid-1900s additions
NRHP Recommendation	Not Eligible



Figure 2.1.1. View of the Sidney Lanier House, facing northeast.

The Sidney Lanier House is located at 2738 Lynn Road; it is northeast of the intersection of Lynn Road and Mimosa Inn Lane and southwest of the North Pacolet River, which forms the northern and eastern boundaries of the property (Figures 1.1 and 1.2). The structure, which is located on a small hill above the road, is a one-and-one-half-story, frame structure that was originally built around 1868, although it has been expanded since its original construction; the house is oriented with the front elevation to the west and a side elevation facing the road (Figure 2.1.1). The parcel on which the house sits, which is approximately 9.2 acres, also contains three early-twentieth-century outbuildings, a 1930 stone pillar and plaque, and a modern garage (Figure 2.1.2). A random ashlar stone wall runs along the southern edge of the property, adjacent to Lynn Road, and a set of stone stairs provides access to the yard (Figure 2.1.3).

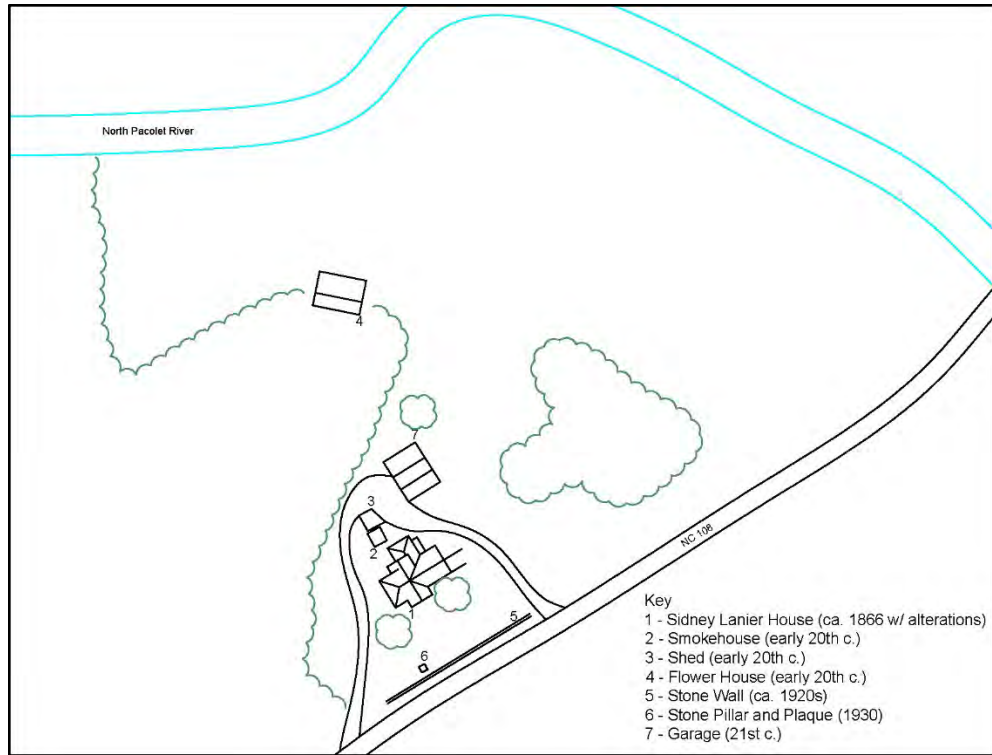


Figure 2.1.2. Site plan of the Sidney Lanier House.



Figure 2.1.3. View of the Sidney Lanier House and stone wall, facing north.

The Sidney Lanier House is one-and-one-half-story, frame structure with an irregular plan that is the result of multiple building periods and expansions. Approaching the house from the road, the first view is of a side elevation which shows the side-gabled portion of the main roofline along with the one-and-one-half-story rear ell (Figure 2.1.4). The front elevation, which faces west, is five bays wide, and the original portion of the house is two bays deep. It has a central doorway that is flanked by two single six-over-one, double-hung vinyl sash windows on either side (Figure 2.1.5). A large, gabled dormer has been added along the front elevation, creating a three-bay, second story, with an off-center door and two smaller, vinyl windows. The front elevation is dominated by a two-story, hip-roofed porch that is supported by square columns with decorative brackets on both the first and second stories. The lower portion of the porch where a balustrade would be located, has been covered with vinyl siding. A set of wooden stairs has been added within the porch to access the second story. The south elevation has two six-over-one, double-hung, vinyl sash windows on the lower story and two two-over-two, double-hung, wooden sash windows on the upper story (Figure 2.1.4). The eastern portion of this elevation has a projecting hexagonal bay, with a hipped roof; the windows are four-over-four, double-hung, vinyl sashes and the projecting bay is covered with vinyl siding. The roof of the main structure has been extended to encompass the projecting bay, but the western side of the gable end features a prominent cornice return.

A one-and-one-half-story rear ell projects eastward from the main structure. A gabled dormer is located along the rear portion of the main house's roofline and a larger gabled dormer is visible along the roof of the rear ell (Figure 2.1.6). The southern portion of this addition is a former porch that has been enclosed with a ribbon of ten-pane casement windows to create an all-season room. The gable end of the rear ell has a ribbon of three six-over-one, double-hung, vinyl sash windows that are slightly off-center and a single, smaller six-over-one, double-hung, vinyl sash window to the north; the upper story has a pair of two-over-two, double-hung, wooden sash windows centered within it, with a rectangular vent above them (Figure 2.1.7). Centered along the foundation of this elevation is a stone root cellar. Another gabled dormer, with horizontal sliding windows, breaks the roofline of the rear ell addition on the north elevation (Figure 2.1.8).

The north elevation of the house has a single story, hip-roofed addition, which includes the original, brick, detached kitchen structure (Figure 2.1.8). A shed-roofed porch between the rear ell and the kitchen structure has been enclosed with brick and single pane, metal frame, casement windows. The kitchen portion has a single and paired six-over-six, double-hung, vinyl sash windows on the north elevation, and a pair of six-over-one, double-hung, vinyl sash windows on the west elevation (Figures 2.1.8 and 2.1.9). An exterior chimney is visible at the western corner of the north elevation. On the main portion of the house, there is a single six-over-one, double-hung, vinyl sash window on the lower story and a single two-over-two, double-hung, wooden sash window, with a metal storm window, along with a small, one-over-one, double-hung, metal sash window on the upper story. The gable end of this northern elevation is covered with vinyl siding; the western portion of this gable end also features a prominent cornice return.

Currently, the house is covered primarily in brick veneer, although portions are sheathed in vinyl siding. The original kitchen portion is load-bearing masonry, with American common bond and five rows of stretchers between rows of headers. The roof is covered with composition shingles and the roof soffit has been covered with metal. Based on conversations with the owner, the original one-story structure from the 1860s had been enlarged to include a second story by the 1880s. Subsequent additions to the house occurred during the late 1800s. The stone wall fronting on Lynn Road was built around the 1920s, around the time former North Carolina Route 19 was rerouted and the current NC 108 (Lynn Road) was established. The brick veneer was added to the exterior of the structure in the 1950s and the vinyl replacement windows have been installed within the past five years.



Figure 2.1.4. View of the Sidney Lanier House, facing north.



Figure 2.1.5. View of Sidney Lanier House, facing east.



Figure 2.1.6. View of the Sidney Lanier House, facing northwest.



Figure 2.1.7. View of the Sidney Lanier House, facing west.



Figure 2.1.8. View of the Sidney Lanier House, facing south.



Figure 2.1.9. View of the Sidney Lanier House, facing southeast.

Located north of the main house are two early-twentieth-century outbuildings. Closest to the house is a pent-roofed, brick smokehouse (Figure 2.1.10). The smokehouse has an irregular masonry pattern, with portions appearing to be built of running bond, but other sections containing eight rows of stretchers between rows of headers, as an American Common bond variation, with interspersed headers in the stretcher rows, similar to Flemish bond. However, on most elevations, the brickwork is obscured by ivy (Figures 2.1.11 and 2.1.12). There is an entry door in the south elevation of the smokehouse. The roof, which is covered with standing-seam metal, has visible rafter tails on the east and west elevations. North of the smokehouse is an early-twentieth-century, pent-roofed frame open storage shed. The east elevation of the shed is a single open bay, supported by rough-hewn beams (Figure 2.1.13). The south, west, and half of the north elevation are enclosed and sided with rough-hewn logs (Figure 2.1.14). The south elevation has a single, six-pane, metal frame window located within it. The storage area is currently used for storage of landscape, yard, and gardening supplies.

To the northwest of the house, on the hillside of the sloping property, is an early-twentieth-century, brick flowerhouse (Figure 2.1.15). The flowerhouse is a long, low, rectangular structure with a pent-roof that has visible rafter tails. The structure was originally open on the southern side, but it has fallen into disrepair and a wooden frame has been installed to aid in holding up the collapsing roof.

South of the house, near the stone wall, is a stone masonry pillar, with metal plaques, that convey the history of the house's association with Sidney Lanier (Figure 2.1.16). The plaque was erected in 1930.

Northeast of the main house is a modern, two-story, frame garage and in-law apartment structure that is covered with vinyl siding (Figure 2.1.17).



Figure 2.1.10. View of early-twentieth-century smokehouse, Sidney Lanier House, facing northeast.



Figure 2.1.11. View of early-twentieth-century smokehouse, Sidney Lanier House, facing north.



Figure 2.1.12. View of early-twentieth-century shed and smokehouse, Sidney Lanier House, facing northwest.



Figure 2.1.13. View of early-twentieth-century shed, Sidney Lanier House, facing southwest.



Figure 2.1.14. View of early-twentieth-century shed and smokehouse, Sidney Lanier House, facing east.



Figure 2.1.15. View of early-twentieth-century flowerhouse, Sidney Lanier House, facing northwest.



Figure 2.1.16. View of stone monument and plaque, 1930, Sidney Lanier House, facing north.



Figure 2.1.17. View of modern garage, Sidney Lanier House, facing northeast.

2.1.1 History

The Sidney Lanier House was constructed around 1869, as a small, single story residence, by Lemuel North Wilcox. Wilcox was a native of Pittsburg, Pennsylvania who had heard stories of the beauty of the Pacolet Valley in the Tryon area while he was serving in the Civil War. Following the war, he travelled to the area to experience the beautiful views and good climate he had heard about. When he returned with his family in 1868, local tradition indicates that he also brought his parents and his wife's parents. His father-in-law, Dr. Leland Reid McAboy, purchased the former Columbus Mills plantation property, including what would become the Mimosa Inn. Wilcox also purchased a portion of the former Mills plantation land and constructed his home near his in-laws. The framework of the current Sidney Lanier House probably dates to this period, although oral tradition from the 1920s indicates that the house was built around a former blacksmith shop and school building; this 1860s residence had only three or four rooms but was expanded as the Wilcox family grew and their economic situation improved (Byed 1991; Polk County Historical Association 1983; *Asheville Citizen-Times* 1927 October 9:11).

Wilcox was a notable local farmer and early industrialist in the community of Lynn, the small town that developed around the location of the former Mills plantation and McAboy House during the late-nineteenth century. In 1869, Lemuel Wilcox entered into a contract with Columbus Mills to purchase three large tracts of land from Mills, including the 1,680 acre tract along the Pacolet River on which Mills formerly lived (Polk County Register of Deeds 1869 DB4:260). In 1870, Lemuel Wilcox, along with his wife and two children, were living in Polk County, with real estate valued in excess of \$21,000 and a personal estate valued at almost \$1,900, which was significantly higher than the majority of the neighboring families (United States Census Bureau [USCB] 1870). By 1880, Wilcox's in-laws, the McAbos, had moved to the area and the two families were enumerated next to each other in the census, indicating that they were living close by. By 1880, Wilcox had added at least a second story to his house and had likely added

a number of rooms to the original, as his household consisted of himself, his wife, three children, a servant, and five boarders, including a professor of natural history and an attorney (USCB 1880). During the 1890s, Wilcox and his sons built a stone dam across the Pacolet River and established a small hosiery mill, which became the Tryon Hosiery Mill; in the 1900 census, Lemuel Wilcox is listed as the president of a hosiery mill and his two sons worked in the mill business as a bookkeeper and salesman (USCB 1900; Griffith 2017:22–23). When Wilcox died in 1900, he left his property to his wife and two sons (Polk County Probate Records 1900).

In 1881, the notable Southern poet Sidney Lanier travelled to western North Carolina in an effort to restore his health. Lanier's time in the army during the Civil War and a bout with tuberculosis left him in ill health. In 1881, under the recommendation of doctors, he travelled to Asheville to seek the benefits of the climate for his health. Lanier also accepted a commission from the railroad to write about the area, which had recently been opened to travelers via the railroad. In August 1881, Lanier and his family moved from Asheville to Lynn seeking a better climate, as his condition had not improved in Asheville. After a stop to visit Gustov Westfeldt, an old friend, in Fletcher, North Carolina, they arrived in Polk County, seeking accommodations at the McAboy House, which was a notable hotel for travelers to the area. As the inn was full at the time, Lanier and his young family were given a room at the nearby house of Lemuel Wilcox. After less than five weeks of failing health in Polk County, Sidney Lanier died in the house on September 7, 1881. Despite multiple owners of the house since the 1880s, this event has become inextricably tied to the history of the structure and the house is locally known as the Sidney Lanier House (*Asheville Citizen-Times* 2017 May 15:A3; 1944 February 27:11; 1927 October 9:11; Patton 1999).

Anna McAboy Wilcox, widow of Lemuel Wilcox, died in 1908. In 1910, Lily Wilcox Grady sold her interest in the 130 acre tract that contained her parents' house to her brother, Frank, subject to a mortgage through Lily and her husband; their other brother, Edwin, had died in 1908 and had left his interest in the property to Frank (*Polk County News* [Tryon, North Carolina] 1908 May 21; Polk County Register of Deeds 1910 DB27:45; MB6:67). In 1916, Lily Grady and Frank Wilcox sold a nine acre parcel, containing the Sidney Lanier House, to J. L. Jackson (Polk County Register of Deeds 1916 DB30:128, 129). John Landrum Jackson was a Polk County farmer who moved to the Tryon area from north of Columbus in 1916; Jackson and his wife, Mary Jane, had eight children, when the family moved into the Sidney Lanier House. In 1920 and 1930, they were living on a farm that they owned near Tryon (USCB 1920, 1930). It was under the ownership of the Jackson family that the stone monument commemorating the death of Sidney Lanier was placed on the property. Upon his death, in 1932, Jackson left his nine acre homeplace parcel to his wife (Polk County Probate Records 1932). By 1943, Mary Jane Jackson had moved to Virginia, along with a number of her children, and the heirs of J. L. Jackson sold the nine acre property to C. O. Story (Polk County Register of Deeds 1943 DB80:106). Story used the house as a rental property until 1951, when he moved into the Lanier House with his family (Polk County Historical Association 1983). In 1961, Story transferred the nine acre property, known as "the Old Sidney Lanier Place" to his daughter Hilda Louise Story Pleasants, who is the current owner of the property (Polk County Register of Deeds 1961 DB123:122).

A series of early twentieth century photographs shows changes to the Sidney Lanier House since the 1881 death of the poet. The earliest photograph, dating to around the turn of the twentieth century, shows a modest, one-and-one-half-story, side-gabled house sitting on a pier foundation with primarily two-over-two windows, symmetrical interior chimneys, and a single-story front porch (Figure 2.1.18). The angle of the photograph makes it difficult to determine if there was a rear ell addition at the time, but if there was a rear ell it was smaller than the current structure, which is visible in a modern photograph from a similar angle. By the 1910s, the house did have a two-story rear ell addition, although it appears that the front porch remained a single story (Figure 2.1.19). By the 1930s, however, the front porch had been enlarged to its current two-story configuration and the projecting bay at the

southeast corner of the main portion of the house had been added (Figure 2.1.20). The brick veneer was added in the late 1950s, when the parents of the present owner moved into the home as their permanent residence.



Figure 2.1.18. Circa-1900 photograph of the Sidney Lanier House.



Figure 2.1.19. Pre-1916 photograph of the tennis courts for Mimosa Inn, showing Sidney Lanier House in the background.



Figure 2.1.20. Circa-1930 postcard of the Sidney Lanier House.

2.1.2 *Architectural Context*

The area surrounding Tryon was primarily rural, with large tracks of farmland, during the postbellum years when the Sidney Lanier House was originally built. Few residences from this period remain in Polk County, especially in the Tryon area, which did not develop until the coming of the railroad during the late nineteenth century. The houses from the mid-nineteenth century that do remain are primarily larger plantation-style homes, including the Mills-Screven Plantation (PL0007) and Seven Hearths (PL0005) that do not compare architecturally with the original one-and-one-half-story form of the Sidney Lanier House. The terrain around Tryon is also problematic in identifying comparable architecture, because many of the homes are set back along hilly terrain with mature trees, blocking their view from the public right of way.

One comparable example to the Sidney Lanier House is an unsurveyed house located at 60 Mimosa Inn Drive, behind the current Mimosa Inn (Figure 2.1.21). This house is dated in tax records to the early-nineteenth century, but like the Sidney Lanier House, it was once a smaller, one-and-one-half story residence that was significantly enlarged and given a two-story porch sometime between 1930 and 1947, as evidenced in historic photos of the Mimosa Inn property (Figures 2.2.24 and 2.2.26). A second unsurveyed house, located south of the current Mimosa Inn, at 115 Mimosa Inn Drive, is also dated in the tax records to 1860 (Figure 2.1.22). It has a similar roofline to the original portion of the Sidney Lanier House, without the cornice returns. Also like the Sidney Lanier House, it has been enlarged with a significant addition to the rear and the front of the house has been altered, likely in the 1920s or 1930s, to create a monumental, two-story porch. Another late-nineteenth century residence, which has also undergone significant alterations during the early and mid-twentieth century is located at 220 Melrose Circle (Figure 2.1.23). Unaltered examples of residential architecture from this period are uncommon in the Tryon area.



Figure 2.1.21. House at 60 Mimosa Inn Drive, facing southeast.



Figure 2.1.22. House at 115 Mimosa Inn Drive, facing southeast.



Figure 2.1.23. House at 220 Melrose Circle, facing west.

2.1.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for the Sidney Lanier House are as follows:

- Location: High
The Sidney Lanier House remains at its original location.
- Design: Low
The historic form and design of the Sidney Lanier House are difficult to discern, as they have been obscured by multiple additions and modern alterations. The interior design of the structure was not assessed, as interior access was not obtained.
- Setting: Low
When the Sidney Lanier House was constructed in the mid-nineteenth-century, there was no road running south of the house and the area was primarily agricultural land, with scattered residences and other structures along the surrounding roadways. Increased development in the area has led to the loss of much agricultural land and open space, although the Sidney Lanier House does retain more than nine acres of its original farm property. Modern construction, including a church to the west and small office spaces to the south and southwest, have also altered the integrity of setting.
- Materials: Low
The Sidney Lanier House retains its original framing and foundation materials. However, the original siding of the house has been covered or replaced with brick veneer and vinyl siding. The original doors and most of the original windows have been removed and modern replacements installed. The interior of the building was not assessed, so interior material integrity is unknown.

- Workmanship: Low

The original workmanship on the structure's exterior has been significantly altered by the addition of brick veneer and vinyl siding. Decorative details, including window surrounds, have been removed. The original porch structure has been altered and detailing from a later time period, including decorative brackets along the porch supports, has been added. The interior of the building was not assessed, so the integrity of workmanship on the interior is unknown.

- Feeling: Medium

The Sidney Lanier House is a mid-nineteenth-century residential structure, which has been expanded since its original construction to accommodate later owners. It is located just outside the town boundaries of Tryon, in an area that was historically rural and had agricultural roots. The house remains extant and retains the feeling of a residence that has been occupied and adapted from the mid-1800s through the present day. It also includes outbuildings that date to the early-twentieth-century. Changes to the surrounding area, in the form of new commercial development and loss of surrounding farmland, do affect the feeling of the property but do not completely compromise the integrity of feeling.

- Association: Medium

The Sidney Lanier House retains its association with Sidney Lanier through local tradition and historic commemoration. Locally, the house is nearly universally known as the Sidney Lanier House, with the reference even included in county deed records. The commemorative stone pillar and plaque on the property, honoring Sidney Lanier and indicating that he died in the house, provide a link to that association. However, the house has changed much since Lanier stayed there in 1881. Although the house had been expanded to two stories by that period, multiple additions have been made to the house during the twentieth century and there have been significant alterations to the historic fabric of the house, including the brick veneer exterior and modern replacement windows. Given these changes, the house would be difficult for Lanier, or someone else from the 1880s, to recognize, which diminishes its integrity of association.

2.1.4 *Eligibility*

The Sidney Lanier House is recommended as ineligible for inclusion in the NRHP under Criterion A. The property is associated with the agricultural tradition of this portion of Polk County, as the house was originally a farmhouse and the associated outbuildings and remaining agricultural acreage represent a nineteenth-to-twentieth-century residence and farm outside of a small town. However, the Sidney Lanier House's loss of integrity, from multiple modifications and alterations during the early-twentieth century through the present, has compromised these associations. The house is recommended ineligible under Criterion B. Although the house is widely known as the Sidney Lanier House and is the location where the notable poet lived his final weeks and passed away, this association is not significant enough to warrant NRHP eligibility. Additionally, the house has undergone such significant modification since 1881, the year of Lanier's stay in the house, it has lost integrity with its association to Lanier. The Sidney Lanier House is an example of a mid-nineteenth-century, vernacular residence that has been expanded for continued residential use during the late-nineteenth through the twentieth centuries. The significant alterations to the exterior have compromised its integrity of design, materials, and workmanship, which are significant factors in architectural integrity. Therefore, the Sidney Lanier House is not recommended eligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

2.2 Mimosa Inn (PL0041)

Resource Name	Mimosa Inn
HPO Survey Site #	PL0041
Street Address	66 Mimosa Inn Drive
PIN	P48-79
Construction Date(s)	1903; 1925-1926
NRHP Recommendation	Eligible; Criterion A and C



Figure 2.2.1. View of the Mimosa Inn, facing south.

The Mimosa Inn is located at 66 Mimosa Inn Drive; it is south of Lynn Road and east of Mimosa Inn Lane, just outside the boundaries of the town of Tryon (Figures 1.1 and 1.2). The structure, which is set back from the road and has a wide front lawn, is a two-story frame structure that was built as a recreation building in 1903 and remodeled into an inn in 1925-1926, following a 1916 fire that destroyed the original hotel on the property (Figure 2.2.1). The Mimosa Inn parcel encompasses approximately 2.6 acres of land, with mature trees surrounding the structure. Also part of the Mimosa Inn property, although located on an adjacent parcel, is a mid-twentieth century pool and pool house (Figure 2.2.2).

In 1984, the Mimosa Inn was recommended as ineligible for the NRHP, due to alterations that had occurred to the structure since its period of significance. However, in 2003, the Mimosa Inn was reevaluated for NRHP eligibility and was placed on the North Carolina Study List, indicating that more research was necessary to determine if the property was eligible for listing in the NRHP.

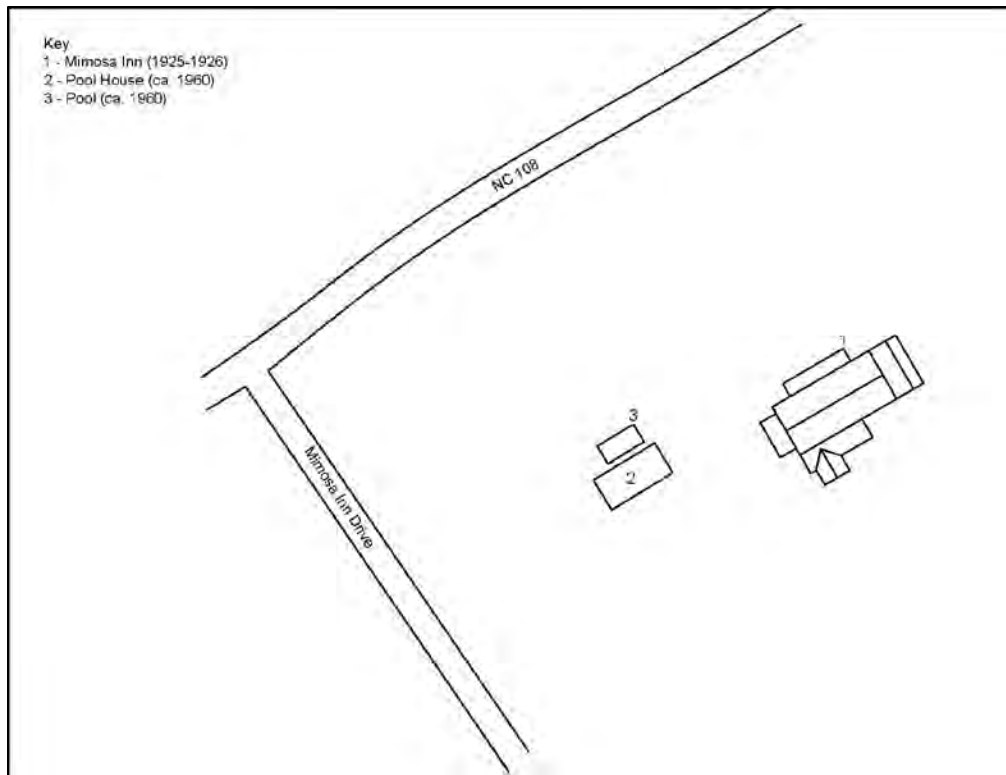


Figure 2.2.2. Site plan of the Mimosa Inn.

The Mimosa Inn is an imposing two-story, Neoclassical-style, frame structure with a side-gabled roof and a dominant full-height porch; it rests on a stone foundation. The main portion of the structure has a five bay façade, with smaller, side-gabled extensions attached to each gable end of the inn; the eastern extension is flush with the front wall of the inn and connects to an enclosed two-story sleeping porch, while the western extension is set back from the front façade (Figure 2.2.3). The upper story of the front elevation, where the guest rooms are located, has five evenly spaced paired two-over-two, double-hung, wooden sash windows; the extension on the east has a single, square, four-pane casement window and another pair of two-over-two, double-hung, wooden sash windows. The lower story of the front elevation, which includes community sitting areas and a dining room, has additional windows and door openings interspaced between the bays; the openings on the first story consist of: four paired two-over-two, double-hung, wooden sash windows; two single wooden entry doors with fifteen panes and three-pane transom lights; two tall, single-pane casement windows; and a single, square, picture window. The lower story of the eastern extension has two single two-over-two, double-hung wooden sash windows. The dominant feature of the front elevation is the two-story, monumental porch, which has a flat roof and is supported by eight columns (Figure 2.2.4). The columns are fluted and are made of aluminum; the ceiling of the porch is beadboard, while the floor is concrete over the stone foundation. There is an additional doorway on the western elevation, in front of the western extension, that is accessed via a stone stairwell.

The western extension of the Mimosa Inn contains a public sitting area and a private upstairs suite. It has a lower pitched gable roof than the main structure and is one bay wide by two bays deep (Figure 2.2.5). The front elevation has a paired eight-over-one, double-hung, wooden sash window on the lower story and a single ten-over-one, double-hung, wooden sash window on the upper story. There is a large, exterior end chimney centered in the gable

end of the extension and it is flanked by single ten-over-one, double-hung, wooden sash windows on the upper story and triple eight-over-one, double-hung, wooden sash windows on the lower story.



Figure 2.2.3. View of the Mimosa Inn, facing southeast.



Figure 2.2.4. View of the Mimosa Inn, porch and columns, facing east.



Figure 2.2.5. View of the Mimosa Inn, facing east.

The rear elevation of the Mimosa Inn is also symmetrical and mirrors the front elevation on the upper story (Figures 2.2.6–2.2.8). There are five bays of paired two-over-two, double-hung, wooden sash windows on the main structure, along with a single, square, four-pane casement window and paired two-over-two, double-hung, wooden sash window on the eastern extension. The western half of the lower portion of the rear elevation is covered by a shed-roofed Craftsman-style porch with a gabled porte-cochere extension (Figures 2.2.6 and 2.2.7). The porch is supported by tapered square columns that rest on stone piers and the porch structure is enclosed with a low stone wall. Beneath the porch is an entry door, two single two-over-two, double-hung, wooden sash windows, and a ribbon of four two-over-two, double-hung, wooden sash windows; two additional paired two-over-two, double-hung, wooden sash windows complete the lower story of the main structure. The eastern extension has two single two-over-two, double-hung, wooden sash windows on the lower story, as well as an entryway located beneath a gabled hood supported by simple brackets (Figure 2.2.8).

The eastern elevation of the Mimosa Inn has an enclosed, two-story, hip-roofed sleeping porch attached to the gable end of the eastern extension. (Figures 2.2.8–2.2.10). This porch postdates the original portion of the inn and rests on a concrete block foundation. The rear portion of the porch has a corner entry door on the lower story and a six-over-one, double-hung, wooden sash on the upper story; it is covered with aluminum siding. The remainder of the enclosed porch is covered with horizontal wooden siding, with patches in areas where lower windows were once located on the eastern elevation (Figure 2.2.9). The east elevation has a variety of wooden and metal sash casement and double-hung windows on the upper story; the front elevation has a pair of double-hung, metal sash windows on the upper story (Figure 2.2.10). Above the roof of the enclosed sleeping porch, a paired two-over-two, double-hung, wooden sash window, centered in the gable, and an exterior brick chimney in front of the window, are visible.



Figure 2.2.6. View of the Mimosa Inn, facing northeast.



Figure 2.2.7. View of the Mimosa Inn, rear porch, facing northwest.



Figure 2.2.8. View of the Mimosa Inn, rear elevation, facing northwest.



Figure 2.2.9 View of the Mimosa Inn, facing west.



Figure 2.2.10. View of the Mimosa Inn, facing southwest.

The roof of the Mimosa Inn is covered with composition shingles and the majority of the exterior is covered with aluminum siding; the window and door frames are covered with aluminum cladding. In areas where the siding is damaged reveal that the original horizontal siding remains beneath the aluminum. Beneath each of the upper story windows is a rectangular vent opening with a metal radiator vent. Along the eaves of the roof of the main structure are decorative, curved brackets, both on the gable ends and along the front and rear elevations, while the side extensions have simple, exposed rafter tails (Figure 2.2.11).



Figure 2.2.11. View of the Mimosa Inn, eave brackets, facing south.

The interior of the Mimosa Inn retains much of the original plan from when it was remodeled as an inn in 1925. The lower level contains public spaces, including a sitting area and a breakfast/dining room. The upper floor houses the twelve guest rooms and bathrooms. The upper story of the western extension was originally an additional sitting area, but has been converted into a long-term efficiency rental and the upstairs portion of the eastern extension is utilized for owners quarters (Figure 2.2.12).

Entering the Mimosa Inn from the rear entry door, which is currently the main entry, as it has access to the driveway and parking lot, the stairway to the upper story is to the left and there is a reception desk and narrow hallway, accessing rooms that are used as offices, storage, and future meeting space to the right (Figures 2.2.13–2.2.15). The large, open reception and gathering area has a coffered ceiling and supporting columns and it extends to the right past the hallway wall (Figure 2.2.15). Past the stairway, to the left, is a sitting area that encompasses the lower floor of the western extension, with a central fireplace flanked by triple eight-over-one, double-hung, wooden sash windows (Figure 2.2.16). The wooden floors in this portion of the inn are original, although they were reconfigured when the building was remodeled in 1925, with floors from an original bowling alley being used as the floor in the western extension. To the east of the open reception and gathering area, through two pairs of French doors, is the breakfast area for the inn, formerly the dining room (Figure 2.2.17).

The main stairway to the upper level has wooden stair treads and basic paneled wainscoting (Figure 2.2.18). At the top of the stairwell is a long hallway, with six guestrooms and bathrooms on either side of the hallway (Figure 2.2.19). The hallway has beadboard wainscoting on the lower half of the wall and wooden floors. Each guestroom contains a small bathroom, with sink and tub/shower combination, and a large closet. The rooms were designed in pairs, with each pair containing two rooms that are mirror images to each other; between the two rooms is a small, wooden, half-doorway with access to the bathroom plumbing for both rooms. At the western end of the hallway is a doorway, leading to the western extension, which contains former maid's quarters, the owner's suite in the enclosed sleeping porch, and a stairway to the attic.

Architecturally, the Mimosa Inn has elements of the Colonial Revival and the Neoclassical styles, which were both popular at its time of construction and during the period when it was remodeled. The simple door and window surrounds, however, align the inn more with the Colonial Revival style than the more ornate Neoclassical, and may have been the original design of the structure. Information from previous owners suggests that the monumental, two-story Neoclassical porch may have not been original to the remodeled inn, but was added around 1930; the original, slender, square wooden columns and roofline balustrade were more common in Neoclassical structures built after 1925 and fit well into either timeframe for construction. The Craftsman-style rear porch and porte-cochere were added to the inn before 1941; while both the wing extensions predate 1941, the enclosed sleeping porch on the eastern end dates to after 1947. The replacement, fluted, aluminum porch supports, and likely the aluminum siding, date to the early 1980s.

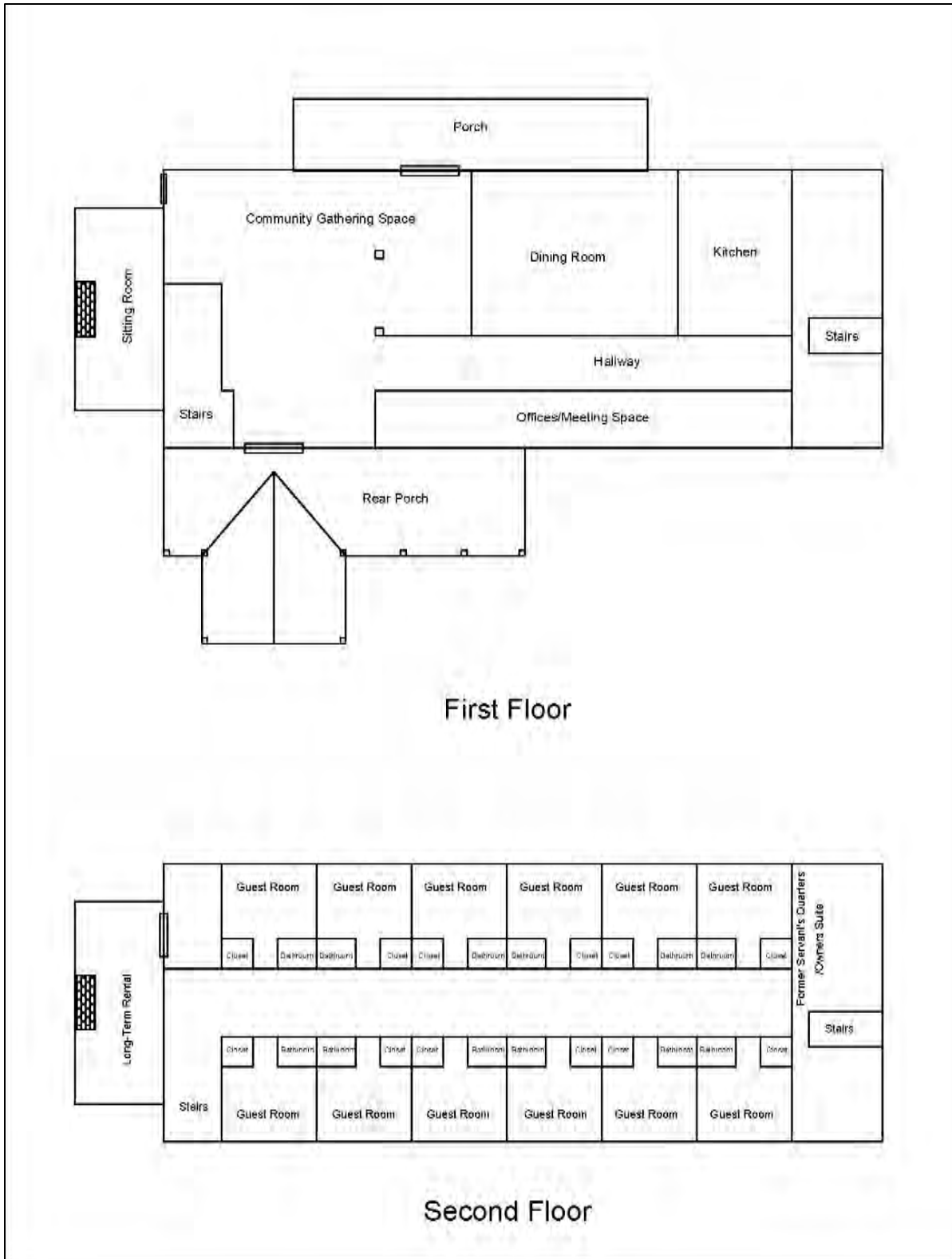


Figure 2.2.12. Floorplan, Mimosa Inn.



Figure 2.2.13. View of Mimosa Inn, interior, community gathering space, facing southwest.



Figure 2.2.14. View of Mimosa Inn, interior, downstairs hallway, facing east.



Figure 2.2.15. View of Mimosa Inn, interior, community gathering space, facing southeast.



Figure 2.2.16. View of Mimosa Inn, interior, community gathering space, facing northwest.



Figure 2.1.17. View of Mimosa Inn, interior, dining room, facing west.

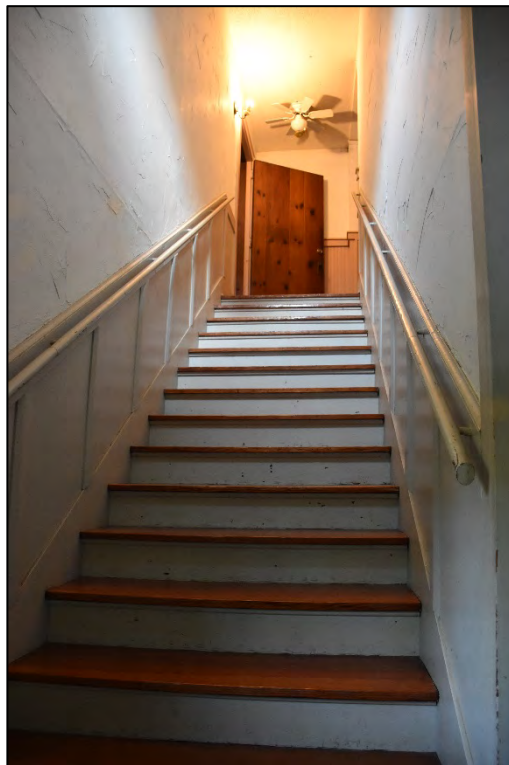


Figure 2.2.18. View of Mimosa Inn, interior, main stairwell, facing north.

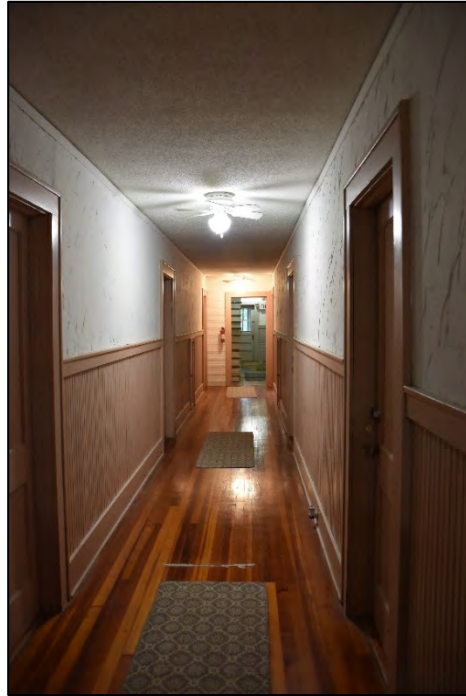


Figure 2.2.19. View of Mimosa Inn, interior, upstairs hallway, facing east.

West of the Mimosa Inn, approximately where the original inn stood before it was destroyed by fire in 1916, is a circa-1965 pool house and in ground swimming pool (Figures 2.2.20 and 2.2.21). The pool house is side-gabled and constructed of concrete block. The front elevation, which faces south, has a central inset porch with an entry door. The fenestration on the structure consists of paired two-over-two, double-hung, metal sash windows. The pool is constructed of concrete. The entire complex is enclosed by a wooden fence.



Figure 2.2.20. View of mid-twentieth-century pool and pool house, Mimosa Inn, facing southwest.



Figure 2.2.21. View of mid-twentieth-century pool and pool house, Mimosa Inn, facing east.

2.2.1 *History*

The property on which the current Mimosa Inn structure stands has a long history of providing accommodations to travelers to the Tryon area. The location of Mimosa Inn was on the plantation of Columbus Mills, for whom the county seat was named, and the Mills house had been a public house since the 1790s and a stagecoach stop since the Civil War (Frost 1995). Local tradition states that Pennsylvania minister Leland Reid McAboy purchased the land and plantation from Columbus Mills in the late 1860s, but deed records indicate that the land was likely part of the 1,680 acre tract that Lemuel North Wilcox, McAboy's son-in-law, purchased from Mills in 1869 (Polk County Register of Deeds 1869 DB4:260). In 1870, McAboy was still living in Allegheny County, Pennsylvania, with his wife and some of his children. However, by 1880, McAboy and his family were living near Tryon, so it is likely that Wilcox sold the portion of the Mills land containing the plantation house to McAboy. During the late 1800s, the plantation house was known as the McAboy House and served travelers along the Old Howard Gap Road (Frost 1995; Polk County Historical Association 1983). McAboy died in 1885 and his wife died in 1893; his property presumably passed to his children. Historical accounts indicate that it was purchased by Reese H. Bell, who renovated the structure and called it the Lynn Hotel (Polk County Historical Association 1983:55).

In 1903, the property containing the McAboy House was purchased by Aaron French, who transferred it to his cousin William H. Stearns (*Asheville Weekly Citizen* 1903 June 23:8). One stipulation of the sale out of McAboy ownership was that the name McAboy House could no longer be used, so Stearns changed the name to the Mimosa Hotel, in reference to the large number of mimosa trees on the grounds. Stearns' father, David, had been the proprietor of the Skyuka Hotel and his uncle, Frank, was the owner and operator of the Log Cabin Inn, so the hospitality business was well-known to William Stearns (Polk County Historical Association 1983). During the early twentieth century, the Mimosa Hotel was a noted accommodation in the area and had three floors and 50 rooms; modern amenities in the hotel included hot and cold running water in each guest room, gas for heating and lighting in the hotel building, as well as a hydraulic elevator (Figure 2.2.22). A gaming building was constructed

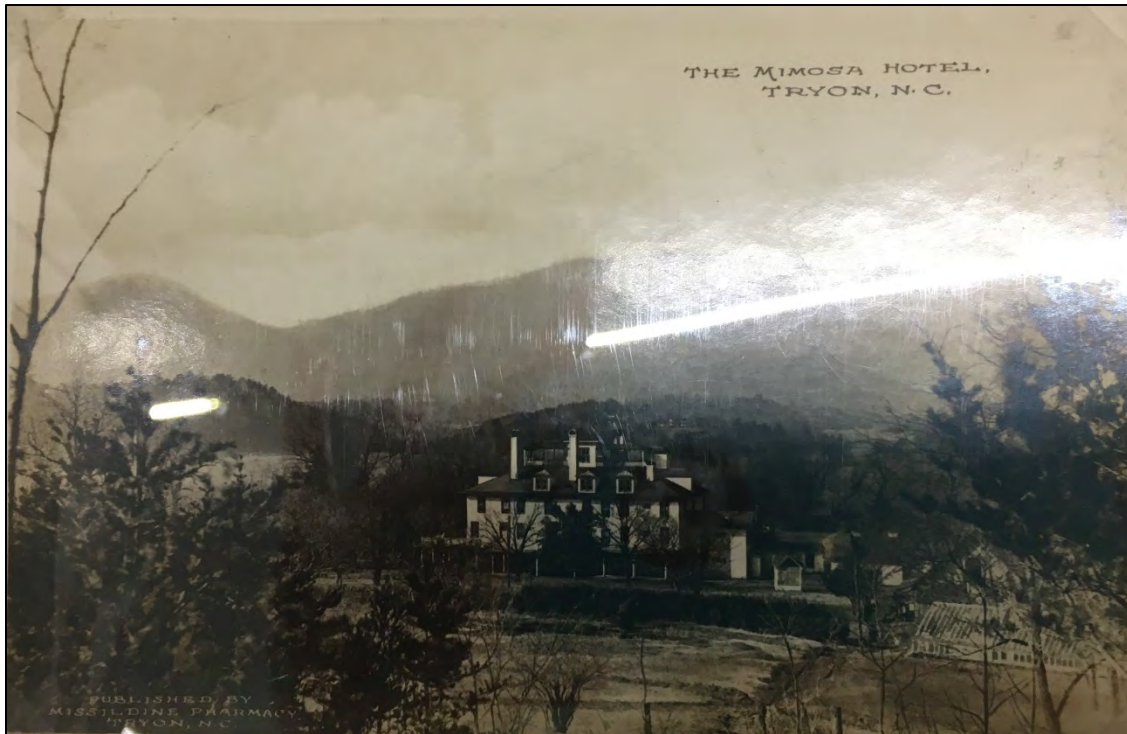


Figure 2.2.22. Historic postcard, circa-1900, of the original Mimosa Hotel (Polk County History Museum collection).

behind the original hotel and it featured billiard tables, a bowling alley, and club rooms (St. Cloud 2013; Polk County Historical Association 1983).

In March 1916, the original Mimosa Hotel structure was destroyed by a large fire (Figure 2.2.23). Newspapers throughout the state reported on the damage to the inn, which began in the boiler room (*Asheville Citizen-Times* 1916 March 18:2; *The News Herald* [Morganton, North Carolina] 1916 March 23:6; *The Review* [High Point, North Carolina] 1916 March 23:10). The damage, at the time, was estimated to be over \$100,000 and W. H. Stearns had no insurance on the structure. The reports indicated that the “annex”, likely referring to the casino/recreation building, was also damaged; however, it was not completely destroyed and the building was eventually repurposed and remodeled into a new hotel building.

In 1918, a local newspaper lamented the loss of Mimosa and the diminishing number of winter visitors to Tryon, indicating that the inn had yet to be rebuilt (*French Broad Hustler* [Hendersonville, North Carolina] 1918 December 19:2). Over the next few years, proposals were made to rebuild a hotel on the site, but the project was never undertaken. Businessmen in Tryon continued to suggest that a lack of hotel rooms had stunted Tryon’s “growth as a resort town” [*The News of Henderson County* [Hendersonville, North Carolina] 1919 August 28:4]. By 1920, plans were developed for the Tryon Casino Club to “repair and open the old Casino at Mimosa as a place of amusement...billiard and pool tables, bowling alleys, and dancing floor will be installed” (*Asheville Citizen-Times* 1920 January 5:7). There is no documentary evidence that this restoration of the casino occurred, but the description fits with the architectural evidence within the inn, including the bowling alley floor that remains in the public sitting area and the vaulted ballroom ceiling, which was later covered by a lower ceiling, above the guestrooms on the second floor.



Figure 2.2.23. Historic photograph, 1916, of the ruins of the Mimosa Hotel after the fire (Polk County History Museum collection).

A large article in the *Polk County News* in August 1925 indicates that work had recently begun on the new Mimosa Inn. Nearly a decade after the fire burned the original Mimosa Hotel, William H. Stearns undertook the reconstruction of the inn. The report stated: "The casino, which adjoined the old hotel, is being raised, remodeled, and thoroughly modernized. Every room will have a private bath...Steam heat will add to their creature comforts when a tinge of frost is in the air" (*Polk County News* [Tryon, North Carolina] 1925 August 27:1). The plan was to open the new Mimosa Inn in December 1925. No indication of when exactly the inn did reopen to guests was found, but an April 1926 newspaper article indicates that the new Mimosa Inn was completed and accepting guests by early 1926 and an article from September of that year states that the inn "just recently closed its first successful season" (*Detroit Free Press* 21 April 1926; *Polk County News* [Tryon, North Carolina] 1926 September 9:1).

After reopening to guests during 1926, Mimosa Inn was well received and the accommodations were known throughout the area. An article in 1932 indicated that Mimosa was one of the "modern, well-equipped hotels and inns" in the Tryon area (*Asheville Citizen-Times* 1932 December 11:14). Newspaper advertisements from the 1930s described Mimosa Inn as "delightful" and "a perfect place to relax and enjoy real living", while depicting scenes of tennis, golf, and card-playing (*Asheville Citizen-Times* 1930 March 3:2; 1933 March 26:20). Brochures for accommodations in western North Carolina during the 1940s featured the Mimosa Inn as a recommended destination. The 1941 brochure describes it as "situated in a setting of unusual beauty...Mimosa Inn offers every convenience and comfort" and notes that daily rental rates were \$4.00 to \$8.00, while weekly rates ranged from \$30.00 to \$45.00 (Asheville Chamber of Commerce 1941). Six years later, the description highlighted information on recreational activities, including "golf at the nearby country club, horseback riding, tennis and other sports", and the rates had increased to \$6.00 to \$10.00 daily or \$45.00 to \$70.00 weekly (Asheville Chamber of Commerce 1947). In 1958, the inn was advertised as "comfortable accommodations in refined atmosphere...delightful climate...restricted clientele...[with] reasonable rates" (*Asheville Citizen-Times* 1958 October 12:27). In 1972, the Mimosa Inn was

featured in a New York Times travel article and attracted significant attention for its hospitality and the food served in the inn's restaurant (*Asheville Citizen-Times* 25 June 1972:119).

Since the reconstruction of the Mimosa Inn, in 1925–1926, the ownership has changed hands multiple times, but its use as accommodations for travelers was retained until 1977. Listed as a hotel owner in 1910, but a dock worker in 1920, William H. Stearns was again identified as the proprietor of a hotel in the 1930 census, substantiating the nearly decade gap between the fire and restoration at Mimosa (USCD 1910 1920, 1930). However, in 1931, W. H. Stearns defaulted on a mortgage deed for the Mimosa property and the parcel was sold at auction by the North Carolina Commissioner of Banks; it was purchased by a trustee on behalf of a group of investors that included Stearns' sister and Dr. Earl Grady, widower of Lily Wilcox, a granddaughter of Reverend L. R. McAbey (Polk County Register of Deeds 1931 DB62:71). Five years later, the Mimosa property, containing approximately 13.25 acres, was purchased by Waverly and Sara Hester (Polk County Register of Deeds 1936 DB68:69). The Hesters owned the Mimosa property until 1970 and they continued to operate the property as an inn; in October 1936, they hired Miss Coriane Prince, a former inn manager from New York, to run the property, although it is unknown how long this arrangement lasted (*Asheville Citizen-Times* 1936 October 25:36). The Hesters also acquired surrounding properties to add to their Mimosa holdings during the 1940s through the 1960s, including the Guest Cabin that had been run by Mae Flentye that was adjacent to the inn property (Polk County Register of Deeds 1944 DB81:304, 1947 DB87:331, 1967 DB141:140). In 1970, the Hesters sold the Mimosa property to Peter and Lockie Gilmore (Polk County Register of Deeds 1970 DB152:1930). In 1975, Lockie Gilmore, then a widow, conveyed the property to an ownership group, who formed Historic Mimosa Inn, Incorporated and transferred the property to the corporation (Polk County Register of Deeds 1975 DB162:393, 649).

In August 1977, the Mimosa Inn property was put up for auction as part of the dissolution of Historic Mimosa Inn, Inc. The land was divided into six lots, which were sold separately, and all of the furnishings, kitchen equipment, and interior décor were also sold (Walnut Grove Auction Sales Incorporated 1977). The property was purchased by James and Emma Lou Nelson, who turned it into a private residence and used it to store their large collection of antiques; the Nelsons purchased the pool lot, which had been sold separately from the inn, in 1984 (Polk County Register of Deeds 1977 DB167:1913, 1984 DB185:1050; *Spartanburg Herald-Journal* 1980 May 18:C1). After the death of her husband, Emma Nelson sold the Mimosa property to John and Sandra Franks, in 1989; Franks retained the property for 13 years, before selling it to James and Stephanie Ott in 2002 (Polk County Register of Deeds 1989 DB202:2110, 2002 DB283:413). In 2012, the Mimosa property was foreclosed on and reverted to the ownership of the Bank of North Carolina, who sold it to the Parkers, the present owners, in 2015 (Polk County Register of Deeds 2012 DB392:1607, 2015 DB414:1153).

The earliest photographs of the current Mimosa Inn date to around 1930, and show the inn with the same basic form as it has today. The two flanking wings on the east and west elevations were built and enclosed; the front porch was two stories, with square columns and a roof balustrade with a decorative X pattern (Figure 2.2.24). A 1941 photograph of the rear of the building shows that the Craftsman-style porch and porte-cochere had been added by that time (Figure 2.2.25). By 1947, the inn was little changed from its 1930s and early 1940s appearance, and it remained so until at least 1950 (Figures 2.2.26 and 2.2.27). In 1977, when the Mimosa Inn property, furnishings, and household items were sold at auction, the original square columns remained on the porch (Figure 2.2.28). A letter from the owner of the property in 1984 indicates that they were replaced around that time, due to dry rot.



Figure 2.2.24. Historic photograph, circa-1930, of the Mimosa Inn (Fisher 1930).



Figure 2.2.25. Historic photograph, 1941, of the rear of the Mimosa Inn (Asheville Chamber of Commerce 1941).



Figure 2.2.26. Historic aerial photograph, 1941, of the rear of the Mimosa Inn (Bingham 1947).



Figure 2.2.27. Historic photograph, circa-1950, of the Mimosa Inn (Fisher 1950).



Figure 2.2.28. Historic photograph, 1977, of the auction at the Mimosa Inn (Polk County History Museum collection).

2.2.2 *Architectural Context*

Architecturally, the Mimosa Inn is a hybrid of the Neoclassical and Colonial Revival styles that were popular during the early twentieth century, when it was rebuilt after the 1916 fire. The popularity of these styles is shown in the number of structures that were constructed using forms and details from both styles, as well as the number of earlier structures that were updated during the early twentieth century to include contemporarily popular design elements. For example, the mid-nineteenth century house at 115 Mimosa Inn Drive was given a monumental Neoclassical-style porch in the early-twentieth century, with supports similar to the original square columns on the Mimosa Inn.

However, as the Mimosa Inn was not built as a residence, it must also be evaluated in the architectural context of the multiple hotels, inns, boarding houses, and other traveler's accommodations that were constructed in the Tryon area during the early-twentieth century. Beginning in the late-nineteenth century, with the coming of the railroad, Tryon developed a reputation as a resort area with a good climate and it became a popular winter destination for travelers from the north and Midwest. Following the turn of the twentieth century, development in the area focused on the tourism industry. "The first three decades of the twentieth century saw dramatic progress in the community. Land values rose more and more rapidly, as investors entered the resort area. Tryon's resort activities expanded as well, with the development of riding and hunting as important factors" (Lea and Roberts 1979:5). Accommodations in the Tryon area included structures that were built specifically as inns, as well as homes that were used as boarding houses or later converted to hotels.

The Pine Crest Inn (PL0006) is one example of an early-twentieth structure that was converted to an inn, in 1920 by Carter P. Brown. Listed in the NRHP in 1980, the Pine Crest Inn also exhibits a mixture of early-twentieth century architectural details, including both Colonial Revival and Neoclassical, applied to a vernacular form (Figure 2.2.30).

The nearby Mill Farm Inn (PL0057), also NRHP-listed, was built slightly later than the Mimosa Inn, in 1930; it exhibits a simpler Colonial Revival styling but has a more rustic feel because of the use of stone as the primary building material (Figure 2.2.31). Other contemporary examples of structures built for tourist accommodations in the area, including Oak Hall (PL0061), the Log Cabin Inn, and the Skyuka Inn are no longer extant.



Figure 2.2.29. House at 115 Mimosa Inn Drive, facing southeast.



Figure 2.2.30. The Pine Crest Inn (PL0006), facing south.



Figure 2.2.31. The Mill Farm Inn (PL0057), facing southwest.

2.2.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for the Mimosa Inn are as follows:

- Location: High

The Mimosa Inn is located in the same location as when it was rebuilt, between 1925 and 1926.

- Design: Medium to High

The Mimosa Inn retains its 1925–1926 form and design. Although the inn has undergone some changes to design, including the addition of the rear porch and porte-cochere, most of these occurred relatively early in the history of the inn and have not altered the overall plan of the structure. The addition and enclosure of the porch on the eastern elevation has somewhat altered the design of the structure, but the change is small compared to the overall integrity of design. The interior design of the structure remains relatively intact from its 1925–1926 construction, including 12 guest rooms with private bathrooms, a dining room, and two sitting areas.

- Setting: Medium

When the current Mimosa Inn was constructed in the mid-1920s, the location of the main road between Columbus and Tryon has moved, as it used to pass closer to the inn. However, this alteration occurred during the early-twentieth century and the Mimosa Inn has sat on a slight rise, set back from the roadway, for most of its history. The surrounding area was primarily rural, with few residences nearby. Although this is generally the case, there has been some increased development in the area, including a modern church

and a modern office structure located to the west. Overall, however, the Mimosa Inn retains its historic setting in an area just outside the boundaries of a small, mountain town.

- Materials: Medium

The Mimosa Inn retains its original framing and foundation materials, as well as original windows throughout the structure. However, the square wooden columns supporting the porch have been replaced with metal columns and the wooden weatherboard siding has been covered with aluminum siding. On the interior, the Inn has a large amount of historic material, including plaster walls, original floors, and original moldings.

- Workmanship: Medium

The original workmanship on the structure's exterior has been somewhat altered by the addition of aluminum siding, but the historic weatherboard siding beneath the aluminum indicates that this workmanship was primarily covered instead of removed. The windows retain their historic workmanship, as do the interior woodwork and floors.

- Feeling: High

The current Mimosa Inn building is a 1920s inn structure that provided accommodations for travelers for approximately 50 years and has recently been reverted to its original use as an inn. Changes to the surrounding area, in the form of new development, do not affect the feeling of the property.

- Association: High

The Mimosa Inn retains its association with the hospitality and resort industry of the Tryon area. Although it was not used as an inn for a period of time from the late 1970s to the early 2010s, the Inn has recently been returned to its historic purpose. No alterations to the property have compromised its association with the accommodation industry and the economy it created within the Tryon area, as the original room layout and open public areas were retained.

2.2.4 *Eligibility*

The Mimosa Inn is recommended as eligible for inclusion in the NRHP under Criterion A. The property is associated with the resort and recreation industry in the Tryon area during the 1920s through the 1970s, when Tryon was a well-known area for travelers seeking a healthy climate and for artists, who were also drawn to the area. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person; although William H. Stearns, the original proprietor of the current inn, was well-known in the area, he did not achieve a level of prominence to elevate them above the other nearby residents. The Mimosa Inn is an example of a Neoclassical Revival structure, with its side-gabled form and monumental porch, with simpler Colonial Revival detailing, including the two-over-two windows. The inn is one of few structures in the Tryon area that was built in this style, as other contemporary styles, including Craftsman and Tudor Revival, were more popular locally. Therefore, the Mimosa Inn is recommended eligible under Criterion C, as a local example of Neoclassical Revival architecture built on a larger scale than a typical residential structure to accommodate its use as an inn. The structure is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

2.2.5 *Boundary Justification*

The National Register boundary for the Mimosa Inn includes the tax parcel on which the inn sits (Figure 2.2.32). This parcel has historically been associated with the inn property since the 1920s and the setback, landscaping, and mature trees contribute to the setting of the building. The northern boundary of the NRHP-eligible property includes the tax parcel up to the existing right-of-way.



Figure 2.2.32. NRHP boundary for the Mimosa Inn.

2.3 Washburn House (PL0306)

Resource Name	Washburn House
HPO Survey Site #	PL0306
Street Address	Lynn Road
PIN	P48-85
Construction Date(s)	Circa-1910
NRHP Recommendation	Eligible; Criterion C



Figure 2.3.1. View of the Washburn House, facing south.

The Washburn House is located south of Lynn Road (NC 108) and west of Mimosa Inn Lane, just outside the boundaries of the town of Tryon (Figures 1.1 and 1.2). There is no address number listed in tax records, but a mailbox on the property bears the number 1122, which, however, does not correspond to the numbering system on any of the surrounding roads. The structure, which is set back from the road, is a one-and-one-half-story house with a rectangular plan, built around 1910 (Figure 2.3.1). The parcel on which the house sits, which is approximately 4.9 acres, also contains a mid-twentieth-century garage and storage building, located east of the house, a modern outdoor oven, located west of the house, and a stone wall that may be the foundation of an earlier structure or a formal garden wall, located west of the house.

The Washburn House is a circa-1910 frame residence with a rectangular plan; the house is one and one-half stories, with a main hipped roof and large, through-the-cornice, dormers on each of the four elevations. The house rests on a stone foundation, which has been covered with stucco and siding, and the majority of the house is covered with plain wooden shingles. The roof has a wide eave overhang, with a boxed cornice and incorporated gutter system. The front façade has three bays. The central bay is a set of two triple two-over-two, double-hung, wooden sash

windows with metal storm windows, which are framed with a simple, wide, wooden trim painted a contrasting color to the house; to the east is an eight-pane door, recessed slightly into the frame, with large, eight-pane sidelights on either side, which have exterior storm doors, while to the west is smaller, paired, two-over-two, double-hung, wooden sash window (Figure 2.3.2). Centered within the front elevation is a large, through-the-cornice dormer with a hipped roof; this dormer has a set of metal double doors, flanked by three-pane, metal framed sidelights, that access a small balcony with an X-pattern balustrade that is supported by simple knee brackets. On either side of the central dormer, symmetrically placed, is a smaller, shed-roofed dormer with a single-pane casement window. An interior brick chimney is visible near the roof ridge, just east of the central dormer. A horizontal band of trim, painted a contrasting color, is located at the bottom of the large central dormer, where the lower story and upper meet; above this trim band there is vertical wooden siding under the roof eaves, but the wooden shingle siding continues on the dormer.

The eastern elevation of the house has a central door, which appears to be a modern metal door (Figure 2.3.3). A small, shed-roofed extension, contemporaneous with the original construction of the house, is located at the front of this elevation. Both the extension and the main structure have two single two-pane, wooden-framed casement windows on the first story. The horizontal wooden trim band continues on this elevation, framing a large, central, Dutch-gabled dormer. This upper story has a small, central two-over-two, double-hung, wooden sash window, flanked by paired two-over-two, double-hung, wooden sash windows on either side.

The rear elevation of the house is set into an excavated hillside, allowing occupants to enter/exit on both levels of the house (Figures 2.3.4 and 2.3.5). In layout, the rear elevation is symmetrical to the front, with the large central, hip-roofed, through-the-cornice dormer, flanked by a single, shed-roofed dormer on either side. The central dormer has a single, eight-pane, wooden door, flanked by a single two-over-two, double-hung, wooden sash on either side; a walkway, with X-pattern balustrade, leads to a set of stone steps on the hillside. The lower level of this elevation has a single doorway at the eastern bay, a ribbon of three two-pane, wooden-framed, casement windows in the center, and two single two-over-two, double-hung, wooden sash windows to the west. This elevation also retains the horizontal trim band, with vertical wooden siding above it, as the rest of the house. An exterior, brick chimney is visible east of the doorway on this elevation (Figure 2.3.4).

The west elevation is symmetrical in plan to the east, without the shed-roofed extension; however, the layout of openings is different (Figures 2.3.6 and 2.3.7). The single entry door, which has two wooden panels with two vertical glass panes above, is at the southern portion of this elevation; it is covered with a shed-roofed hood that is supported by simple brackets. A ribbon of four two-over-two, double-hung, wooden sash windows is also located on the lower story. On the upper story, above the horizontal trim band and within the large, central, through-the-cornice, Dutch-gabled dormer, there is a ribbon of three two-over-two, double-hung, wooden sash windows and one, square, four-pane, wooden-framed, casement window.

The Washburn House, which is surrounded by mature trees and landscape plantings, is integrated into the surrounding landscape, which was an important aspect of Prairie School architecture. The Washburn House has many hallmarks of the Prairie style, including the ribbon windows, through-the-cornice dormers, low-hipped roof with wide eave overhang, and contrasting horizontal trim that emphasizes the upper story. However, unlike typical Prairie style residences, it is not two-stories and does not feature an entry porch. The most significant alteration to the structure is to the front balcony doors, which likely had the same original arrangement as the rear balcony door and window combination, which would be more fitting with the house's style. The entry door on the eastern elevation has been replaced with a modern door, but it is on a secondary elevation and not readily visible.



Figure 2.3.2. View of the Washburn House, facing southwest.



Figure 2.3.3. View of the Washburn House, facing west.



Figure 2.3.4. View of the Washburn House, facing northwest.



Figure 2.3.5. View of the Washburn House, facing northeast.



Figure 2.3.6. View of the Washburn House, facing east.



Figure 2.3.7. View of the Washburn House, facing southeast.

To the east of the Washburn House is a mid-twentieth century, concrete block garage/storage building, with a pent-roof (Figure 2.3.8). The rectangular structure has a single man-sized entry door and two garage bays, which have both been partially enclosed. The north elevation had a triple four-pane, wooden casement window. The roof has visible rafter tails. West of the house is a small, arched, brick outdoor oven structure (Figure 2.3.9).



Figure 2.3.8. View of the Washburn House, garage, facing east.



Figure 2.3.9. View of the Washburn House, outdoor oven, facing southeast.

West of the Washburn House, on a small hill on the property, is a random stone masonry wall. This wall may be the foundation remains of an earlier house or the wall to a formal garden (Figure 2.3.10).



Figure 2.3.10. View of the Washburn House, stone wall, facing southeast.

2.3.1 History

The Washburn House was built around 1910 for Duluth, Minnesota attorney Jed L. Washburn. Although the exact date of construction of the house is unknown, the Washburns began spending winters in the Tryon area in 1907 and J. L. Washburn began purchasing property in the area during the following year (Polk County Register of Deeds 1908 DB 23:365, DB24:504, DB26:17; *Asheville Citizen-Times* 1943 July 28:5). By 1912, Washburn had purchased seven tracts of land along the road leading from Lynn to Tryon (Polk County Register of Deeds 1909 DB25:372; 1911 DB28:91, DB30 P3; 1912 DB32:47). The house is not depicted on a circa-1910 United States Postal Service (USPS) rural delivery route map, but is shown on the 1923 United States Department of Agriculture (USDA) soil survey map, indicating a construction date between the two maps; it is likely that Washburn began building the home shortly after purchasing the land (Figures 2.3.11 and 2.3.12).

Jed Lemuel Washburn, born in 1856 in Indiana, lived most of his life in Minnesota. In addition to being a well-known lawyer in Duluth, Minnesota, as well as president of the state bar association, Washburn retained a number of business interests, including serving as president of the Duluth Savings Bank and later the northern National Bank of Duluth. Washburn was also an active promoter of education in Duluth Minnesota, serving on the local board of education and the director of the Duluth State Normal School, and he was a large financial benefactor of the college, which eventually became the University of Minnesota, Duluth (Williams 1932; *Duluth News Tribune* 2010 September 4). While in Tryon, Washburn devoted his energy to the business community of the town and promoted the welfare of the area as well (*Polk County News* [Tryon, North Carolina] 1919 January 3:5, 1922 April 21:5). A 1918 article in

the local paper entreated the family to stay in the area longer, saying "Polk County needs you more than Minnesota. Make your stays longer" (*Polk County News* [Tryon, North Carolina] 1918 April 26).

Newspapers from the early twentieth century indicate that the Washburns spent winters at their Tryon home during the 1910s and 1920s. The earliest reference to the house is in 1911, with a clip noting that "J. L. Washburn and family, of Duluth, Minnesota, have arrived at their beautiful home in Tryon and will spend the spring here" (*Asheville Gazette and News* 1911 March 18:9). Later articles confirm that the Washburn home was located along Lynn Road, near the Mimosa Inn (*The Charlotte Observer* 1913 November 15:3; *Polk County News* [Tryon, North Carolina] 1914 June 26:5, 1918 December 13:5). The house was commonly described as beautiful in contemporary newspaper articles, but no additional details on its architecture were given (*Polk County News* [Tryon, North Carolina] 1914 January 16:1, 1918 November 10:3, 1919 May 5:7).

Jed L. Washburn died in 1931 (Williams 1932). In 1935, his widow, Alma Pattee Washburn, transferred the property containing the Washburn House to a corporation, known as the J. L. Washburn Estate, Incorporated (Polk County Register of Deeds 1932 DB60:433; 1936 DB68:31). In 1944, the J. L. Washburn Estate, Inc. sold approximately 13 acres of property along the road from Columbus to Tryon (Lynn Road) to Herbert S. and Florence Thatcher; this property included the Washburn House (Polk County Register of Deeds 1944 DB87:90). The Thatchers sold the southeastern portion of the parcel in 1947, but likely continued to reside in the Washburn House (Polk County Register of Deeds 1947 DB87:104). In 1964, the Thatchers sold a nearly five acre parcel, containing the Washburn House, to the current owner, John L. Washburn, Junior, grandson of Jed Washburn (Polk County Register of Deeds 1964 DB129:23).



Figure 2.3.11. USPS rural delivery route map (circa 1910), showing Lynn area.

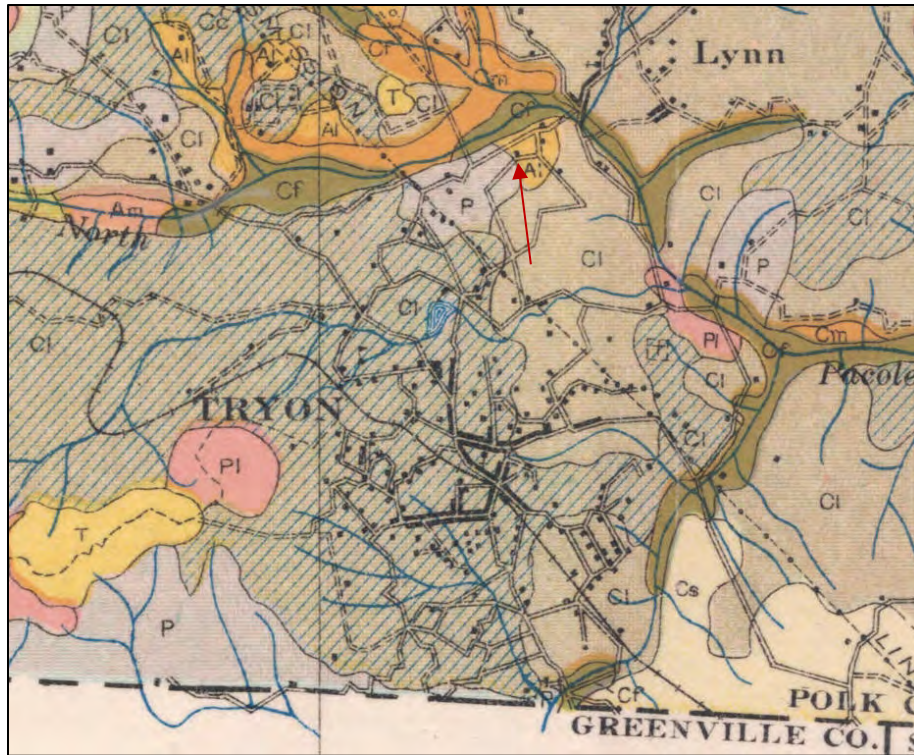


Figure 2.3.12. USDA soil survey map (1932) showing location of the Washburn House.

2.3.2 Architectural Context

The Tryon area experienced significant residential growth during the early-twentieth century, as tourists began to come in large for the well-promoted resort and health benefits of Tryon; many of these families stayed for an entire season, rather than just a few weeks, so the market for rental and vacation homes skyrocketed during the 1900s through the 1920s. Many of these tourists, as well as a number of new permanent residents to the area, came to the area from the north and the Midwest, bringing with them ideas about architectural styles that were popular in their home regions. This led to a proliferation of Colonial Revival, Craftsman, and Tudor Revival-style residences in the area. The Prairie style, which is the dominant style of the Washburn House, was not common in the area. The circa-1926 residence at 247 Melrose Circle exhibits some elements of the Prairie style, including a low-pitched hip-roof (Figure 2.3.13), as does the circa-1915 house at 103 Laurel Avenue, which also has ribbons of windows (Figure 2.3.14). However, both of these examples conform more to a traditional one-story Bungalow form, with some details of the Prairie style.



Figure 2.3.13. House at 247 Melrose Circle, facing south.



Figure 2.3.14. House at 103 Laurel Avenue facing south.

2.3.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for the Washburn House are as follows:

- Location: High

The Washburn House remains at its original location.

- Design: High

The Washburn House retains its historic form and design. Although the house has undergone some changes to design, with the alteration of the front balcony entrance, these have not altered the overall plan of the structure. The interior design of the structure was not assessed, as interior access was not obtained.

- Setting: Medium

When the current Washburn House was constructed in the early-twentieth century, the location of the main road between Columbus and Tryon has moved, as it used to pass closer to the house. However, the relocation of the road occurred during the early-twentieth century and the Washburn House has sat on a slight rise, set back from the roadway, for most of its history. The surrounding area was primarily rural, with few residences nearby. Although this is generally the case, there has been some increased development in the area, including a modern church and a modern office structure located to the north and east; however, the setback of the house and the mature trees of the surrounding landscape screen much of this development from the structure. Overall, however, the Washburn House retains its historic setting in an area just outside the boundaries of a small, mountain town.

- Materials: High

The Washburn House retains its original framing and foundation materials, as well as the original siding, most of the original windows, an original door, and original exterior detailing. The interior material integrity was not assessed, as access was not granted.

- Workmanship: High

The original workmanship on the structure's exterior has been slightly altered by the alteration to the front balcony door. However, other significant aspects of the house's original workmanship have been retained, including the decorative trim and the integrated gutters, as well as original windows. The interior workmanship could not be assessed, as access was not granted.

- Feeling: High

The Washburn House is an early-twentieth-century residential structure near a small town in southern Polk County. The house remains extant and retains the feeling of an early-twentieth-century residence. Changes to the surrounding area, in the form of new development, are not readily visible from the Washburn House and do not affect the feeling of the property.

- Association: Medium to High

The Washburn House retains its association with the Washburn family, who were the original owners of the house and who currently own the property. Although there was a period of two decades during the mid-twentieth century when the house was not in the ownership of the Washburn family, there have been few changes to the structure and they do not compromise its association; overall, the house it would still be recognizable to the original Washburn owners.

2.3.4 Eligibility

The Washburn House is recommended as ineligible for inclusion in the NRHP under Criterion A. The property is associated with the development of the Tryon area in the early-twentieth century, as well as the influx of winter residents from the northern Midwest during this period, but a large percentage of the architecture in and around Tryon has the same association and the Washburn House is not unique in this aspect. The house is not recommended eligible under Criterion B. Although it has an association with Jed L. Washburn, who was a notable Duluth, Minnesota attorney, businessman, and education supporter, who also became involved in the business community of Tryon during his time living in the area, Washburn's contributions to the area do not distinguish him as an important persona in Polk County and there are structures in the Duluth area that are better associated with Washburn and legacy. The Washburn House is an example of a Prairie-style house, which was likely influenced by the Midwestern roots of Jed L. Washburn, the original owner. The structure is a unique one-and-one-half story Prairie-style residence, as most houses of this style are two-stories; it is also unique within the Tryon area, as there are few houses with such strong Prairie influences in the area. Therefore, the Washburn House is recommended eligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

2.3.5 Boundary Justification

The National Register boundary for the Washburn House includes the tax parcel on which the residence sits (Figure 2.3.15). This parcel is part of a larger piece of property that was historically associated with the Washburn estate and the setback, landscaping, and mature trees contribute to the setting of the building. The northern boundary of the NRHP-eligible Washburn House includes the parcel up to the existing right-of-way.



Figure 2.3.15. NRHP boundary for the Washburn House.

2.4 Glencroft (PL0307)

Resource Name	Glencroft
HPO Survey Site #	PL0307
Street Address	3036 Lynn Road
PIN	P48-86
Construction Date(s)	Circa 1947
NRHP Recommendation	Not Eligible



Figure 2.4.1. View of Glencroft, facing west.

Glencroft is located at 3036 Lynn Road; it is south of Lynn Road (NC 108), just east of its intersection with Harmon Field and Howard Gap Roads, outside of the town of Tryon, in Polk County (Figures 1.1 and 1.2). The structure, which is set back from the road and located on a ridge top, is a rambling, single story mid-twentieth century structure that is integrated into the sloping landscape that surrounds it; it is possible that portions of the house were part of an earlier structure that was expanded during the late 1940s (Figure 2.4.1). The parcel on which the house sits, which is approximately 4.5 acres, also contains a late-twentieth-century wooden shed structure, located southeast of the house.

The topography of the land and the mature landscape plantings and surrounding trees both create an isolated feeling for Glencroft and make it difficult to photograph. The driveway that approaches the house winds up the hillslope around the rear of the house and approaches the structure from the east, making the garage and side elevation the main visual impact of the house (Figure 2.4.2). The house has an irregular plan, primarily L-shaped, but with a small extension on the western elevation. The roofline is cross-gabled, with the main side-gabled portion stepping back from the façade in sections, including a two-bay garage, a one-bay garage, a main house section,

and the entryway (Figure 2.4.3). The garages and main section of the house are covered with board-and-batten siding, with the main house section having stone along its lower third. There are groupings of two and three single-pane casement windows along the front elevation of the house section.

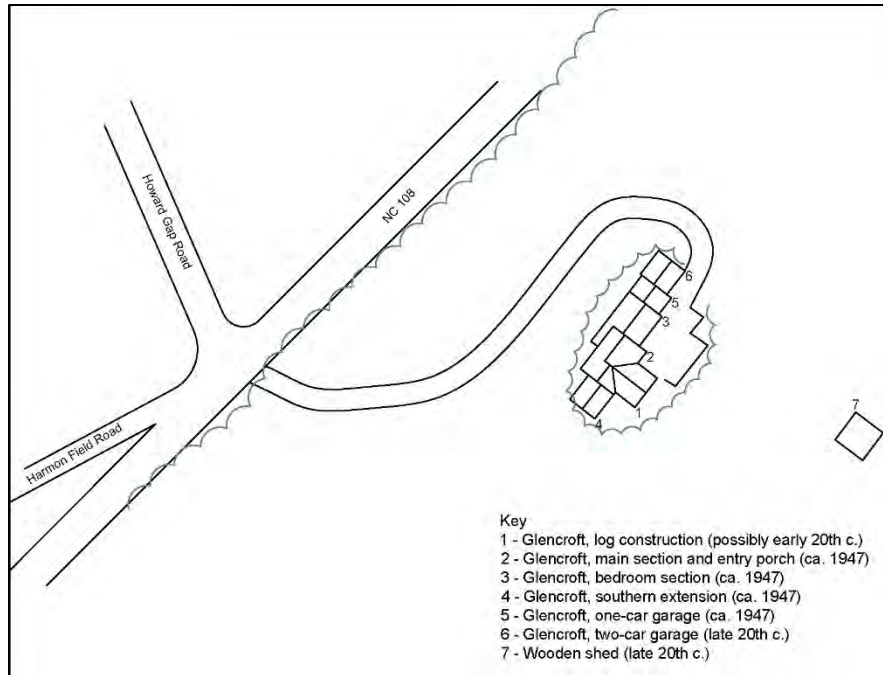


Figure 2.4.2. Plan of Glencroft.



Figure 2.4.3. View of Glencroft, facing north.

The main entryway to the house is in a small, side-gabled section that is slightly taller than the side-gabled section to the east. The doorway, which is a modern decorative wooden door with leaded glass sidelights, is set beneath an inset porch, created by an overhang of the main roofline that is supported by a dominant timbered bracket on the east side; the west side is a front projection of the main wall, with two, tall, wooden-framed casement windows at each side of the corner (Figure 2.4.4 and 2.4.5). This section of the house is covered with board-and-batten siding. The stone wall from the adjacent section turns the corner to form a knee-wall along the approach to the house. It also continues on the other side of the entry to the porch.

West of the entry porch is a single-story, front-gabled section of the house that is partially of log construction, with a continuation of the stone wall along the lower portion and horizontal wooden siding in the gable end. On the eastern elevation of this portion of the house is a two-pane, metal-framed, horizontal sliding window; on the gable end is a paired, single-pane, metal-framed casement window (Figure 2.4.6). Moving westward, the lot slopes down and the western elevation of the front-gabled section also has a paired, single-pane, metal-framed casement window. The attached, side-gabled, western wing is two-stories, with a doorway on the upper story, adjacent to the front-gabled section (Figure 2.4.6). This doorway, which has a single-pane, metal-frame casement window to the west, is beneath an overhang of the front-gabled roof, which features visible rafter tails. A stone wall terraces the landscape near the house and a stone pathway leads to a second entry door, within the concrete lower story, which is covered with a pent-roofed hood supported by brackets (Figure 2.4.7). Both the upper and lower stories have paired, single-pane, metal-framed casement windows; the upper story is covered with horizontal wooden siding.

The western elevation of the house is two-stories, as the lot continues to slope downward to the north and west. The gable end has a pair of single, single-pane, metal-framed casement windows centered in the upper story and a pair of two-pane, metal-framed casement windows in the lower story (Figure 2.4.8). Along the rear elevation of the house, the sections step forward, to mirror the step-back along the front elevation (Figures 2.4.9–2.4.11). Along the rear sections, the lower story is concrete, while the upper story has horizontal wooden siding. The fenestration primarily varies between single, paired, and ribbons of single-pane, metal-framed casement windows, although one section has paired and triple one-over-one, double-hung, metal sash windows (Figures 2.4.10 and 2.4.11). The lower elevation has two metal-framed entry doors, each located beneath a pent-roofed hood supported by brackets. A low stone wall, terraced yard, and stone steps continue along this elevation (Figure 2.4.11).

Southeast of the house, set back up a long, gravel walkway, is a late-twentieth century, flat-roofed, wooden framed, open shed that is set into the sloped landscape (Figure 2.4.12).



Figure 2.4.4. View of Glencroft, facing west.



Figure 2.5.5. View of Glencroft, facing northwest.



Figure 2.5.6. View of Glencroft, facing northwest.



Figure 2.4.7. View Glencroft, facing north.



Figure 2.4.8. View of Glencroft, facing northeast.



Figure 2.4.9. View of Glencroft, facing east.



Figure 2.4.10. View of Glencroft, facing northeast.



Figure 2.4.11. View of Glencroft, facing east.



Figure 2.4.12. View of late-twentieth-century shed, Glencroft, facing southeast.

2.4.1 History

Glencroft was constructed around 1947 by Edmund and Caroline Wylie. In 1944, the Thatchers had purchased an approximately 13 acre parcel from the J. L. Washburn Estate, which contained the land on which Glencroft was built, as well as the Washburn House (PL0306) (Polk County Register of Deeds 1944 DB87:90). Three years later, they sold the southeastern portion of the property, including the land on which Glencroft stands, to Edmund M. and Caroline Wylie (Polk County Register of Deeds 1947 DB87:104). Presumably, the Wylies began building the house shortly after their purchase of the land, although the earliest documentary evidence of the house is on a 1955 United States Geological Survey (USGS) aerial photograph (Figure 2.4.13). Edmund Melville Wylie was a Presbyterian minister who retired to Tryon from New York, although he continued to perform marriages and funerals during his time in Tryon (*Asheville Citizen-Times* 1955 December 13:6).

Caroline Wylie died in May 1953 and in September, Edmund Wylie sold his approximately 2.8 acres of property to Phillip and Phoebe Reed, while the Thatchers sold additional acreage to the Reeds in three tracts, resulting in the current parcel of approximately 4.5 acres (North Carolina Death Certificates 1953:12474; Polk County Register of Deeds 1953 DB99:236, DB100:48, 56, DB115:42). In 1953, multiple write ups in the Princeton alumni newsletter cites Phillip B. Reed, an industrialist and a banker, as living at Glencroft in Tryon, North Carolina (*Princeton Alumni Weekly* 1953 v54:16). Phillip Reed died in 1963 and Phoebe Reed sold the property to Joseph F. and Esther Borg (Polk County Register of Deeds 1966 DB140:17). In 1983, the estate of Joseph Borg sold the property to W. Graham and Barbara C. Newman; the property remains in the Newman family, with Patricia A. Newman as trustee to the property (Polk County Register of Deeds 1983 DB180:2212, 2012 DB391:1782).



Figure 2.4.13. USGS aerial photograph (1955), showing Glencroft.

2.4.2 *Architectural Context*

The Tryon area experienced significant residential growth during the early-to mid-twentieth century, as tourists began to come in large for the well-promoted resort and health benefits of Tryon; many of these families stayed for an entire season, rather than just a few weeks, so the market for rental and vacation homes skyrocketed during the 1900s through the 1920s. Following the Great Depression, residential building again increased in Tryon as people began coming to the area as permanent residents. The rural area and hilly, wooded terrain lent itself well to a rustic style of architecture. Even earlier structures that were designed in contemporary styles often had a rustic feel because of the materials used in their construction and their siting on lots. Glencroft is an example of a rustic architectural style applied to a rambling mid-twentieth century form; it has a log-construction section that may date to earlier than the rest of the house, but the largest sections of the structure are mid-twentieth century. The log cabin and hybrid log cabin, with later additions, are relatively common styles in the Tryon area. For example, the nearby Uchtmann-Landrum House (PL0309), was originally a log cabin that was significantly expanded in the mid-twentieth century, as Glencroft was (Figure 2.4.14). The Twain Cabin on the property of the Pine Crest Inn (PL0006) demonstrates the popularity of the style during the early-to-mid-twentieth century, as Carter Brown took the effort to move the cabin from Tennessee to the Pine Crest Inn grounds and reconstruct it; like other log cabin structures it is set to conform to the landscape (Figure 2.4.15). Other examples of mid-twentieth century log cabin structures in the Tryon area include the house at 123 Thousand Pines Lane, built around 1940, and the house at 386 Melrose Avenue, built around 1960 (Figures 2.4.16 and 2.4.17).



Figure 2.4.14. Uchtmann-Landrum House (PL0309), facing west.



Figure 2.4.15. Twain Cottage at the Pine Crest Inn (PL0006), facing northeast.



Figure 2.4.16. House at 123 Thousand Pines Lane, facing southwest.



Figure 2.4.17. House at 386 Melrose Avenue, facing northwest.

2.4.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for Glencroft are as follows:

- Location: High
Glencroft remains at its original location.
- Design: Medium
Glencroft retains its historic form and design from the mid-twentieth century, although it is possible that portions of the house date from an earlier period. The interior design of the structure was not assessed, as interior access was not obtained.
- Setting: High
Since its construction, Glencroft has been set back from the road on a high ridgetop, surrounded by mature trees. The house was designed to integrate into the landscape and capitalize on the hilly setting and rural area outside of the small town of Tryon. Although there has been some additional residential development to the south and southeast since its original construction, the landscape and mature trees hide these from the view of Glencroft, retaining the isolated, rural setting.
- Materials: Medium
Glencroft retains its original mid-century framing and foundation materials. The board-and-batten siding and the log construction of portions of the house appears to be original, although the low stone wall that spans much of the front elevation appears to be a later addition. The windows around much of the house have been replaced with late-twentieth century fenestration and the front door is a modern replacement. The material integrity of the interior of the building was not assessed, as access was not granted.
- Workmanship: Medium
The original workmanship on the structure has been retained on much of the house, including the siding and the decorative door hoods on the lower levels of the house. The alteration of the windows has compromised the integrity of workmanship for that aspect of the house. The interior workmanship was not assessed, as access was not granted.
- Feeling: High
Glencroft is a sprawling mid-twentieth-century residential structure located outside of the town of Tryon in southern Polk County. The house remains extant and retains the feeling of a mid-twentieth-century residence. Changes to the surrounding area, in the form of new residential and commercial development, are not visible from Glencroft and do not affect the feeling of the property.
- Association: Medium
Glencroft retains its association with the mid-twentieth century growth of the Tryon area, as an influx of residents moved from the north and the Midwest. However, changes to the structure have compromised its association with its earliest owners.

2.4.4 *Eligibility*

Glencroft is recommended as ineligible for inclusion in the NRHP under Criterion A. The property is associated with the growth and development of the Tryon area in the mid-twentieth century, as an influx of residents from the north and Midwest necessitated the construction of additional housing units, but a large percentage of the architecture

in and around Tryon has the same association and Glencroft is not unique in this aspect. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person; the first two owners of the structure, Edmund Wylie and Phillip B. Reed, were both well-known within their professions, but neither achieved a level of prominence to elevate them above the other nearby residents. Glencroft is an example of sprawling mid-twentieth-century residence that was designed to integrate with its ridgetop setting. There is no evidence that the house was designed by a notable architect or master craftsman and it is one of multiple examples of this type of mid-century residence in the Tryon area. Therefore, Glencroft is not recommended eligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

2.5 Mill Farm Inn (PL0057)

Resource Name	Mill Farm Inn
HPO Survey Site #	PL0057
Street Address	701 Harmon Field Road
PIN	P48-127
Construction Date(s)	1939
NRHP Recommendation	Listed; Criteria A and C



Figure 2.5.1. View of the Mill Farm Inn, facing northwest.

The Mill Farm Inn (PL0057) is located at 701 Harmon Field Road, which is northwest of the intersection of Harmon Field, Howard Gap, and Lynn roads (Figure 1.1 and 1.2). The structure, which is set back from the road, is a two-story, side-gabled, stone structure that was completed in 1939; the inn is oriented with the front elevation to the southeast, facing the three-way intersection (Figure 2.5.1). The Mill Farm Inn was built using irregularly coursed granite, which remains the exterior material on the four exterior elevations. The inn is six bays wide, with a symmetrical façade; the first story has a central doorway located under a gabled portico, which is supported by square columns. The door is flanked by two single eight-over-eight, double-hung, wooden sash windows on either side, while the upper story of the front elevation has six single eight-over-eight, double-hung, wooden sash windows. The structure is four bays deep, with evenly spaced, eight-over-eight, double-hung, wooden sash windows on both the first and second levels (Figure 2.5.2). The windows have flat-arched lintels and granite sills that define the openings. There is a central brick chimney visible along the roof ridge. The northeast elevation has a one-story, shed-roofed sleeping porch attached. The north elevation is not symmetrical, featuring eight bays on the lower story and six on the upper story; the central portion is sheltered by a flat-roofed porch that is supported by

decorative iron posts. The parcel on which the Mill Farm Inn sits, which is 3.75 acres, also contains a modern garage, gazebo, and swimming pool.

The Mill Farm Inn (PL0057) was listed in the National Register in 2009, under Criteria A and C. The inn is listed under Criterion A, for its association with entertainment/recreation, as it was operated as a domestic guest accommodation in the Tryon, North Carolina area from the time of its construction (1939) until the 1960s and from 1982 to the present. The original owner, Frances Williams, ran the establishment with the goal of attracting literary and artistic-minded visitors to Tryon. The Mill Farm Inn is also listed under Criterion C, for its architecture, as an example of a Colonial Revival-style inn designed by prominent Chicago architect Russell Walcott. Walcott had retired to Tryon in 1936, but continued to accept a small number of architectural design commissions. He designed Mill Farm Inn to conform to the provincial French farmhouse vision of Frances Williams, who had lived in France for a number of years, but the symmetrical form and basic detailing fit into the Colonial Revival style, which was popular during the early twentieth century and was a preferred style of Walcott during his practice in Chicago (Griffith 2008). A field visit by S&ME in October 2017 verified that the Mill Farm Inn retains the characteristics and integrity that it had when it was nominated for and listed in the NRHP in 2008–2009. Therefore, the Mill Farm Inn remains eligible for the NRHP under Criteria A and C.



Figure 2.5.2. View of the Mill Farm Inn, facing east.

2.6 Lynncote (PL0049)

Resource Name	Lynncote
HPO Survey Site #	PL0049
Street Address	3318 Lynn Road
PIN	P48-110
Construction Date(s)	1928
NRHP Recommendation	Listed; Criterion C; Recommended Revision; Criterion B



Figure 2.6.1. View of Lynncote, facing west.

Lynncote (PL0049) is located at 3318 Lynn Road, which is west of a large curve in the road and south of the North Pacolet River and Harmon Field Road (Figure 1.1 and 1.2). The structure, which is set on a hilltop, is not visible from the road and is accessed by a long driveway that winds around the property and climbs the steep hillside. The first view of the property is the rear elevation, as the driveway circles the house, before ending at a stone porte-cochere. This iteration of Lynncote was completed in 1928, on the foundations of an earlier residence that had burned in 1916. The house is two-stories, with an eight-bay façade and a hipped roof with varying cross-gabled roofline, a hallmark of the Tudor Revival style (Figure 2.6.1). The structure is comprised of uncoursed, random stone masonry, however, there are varying exterior wall treatments; the southern wall and projecting central gable are covered with stucco, the southern front-gable and projecting central gable have decorative wooden half-timbering, and the southern front-gable displays varying patterns of ashlar stone inlay. The south elevation has a prominent stone end chimney, with a sloping base. Fenestration throughout the house consists of varying multi-light, leaded casement windows, arranged singly, paired, and in ribbons on different sections of the house. The parcel on which Lynncote sits, which is approximately 18.3 acres, also contains two additional contributing structures, a circa-1910 workshop and 1925–1926 Lynncote Lodge, as well as a mid-twentieth century swimming pool and cabana that are non-contributing.

Lynncote (PL0049) was listed in the National Register in 2010, under Criterion C, for its architecture. The property is an example of a significant Tudor Revival style residence designed by prominent regional architect Erle G. Stillwell. The Lynncote Lodge, built in 1925–1926 as winter home on the property, was designed by Harold Erskine, son of the owner's or the original Lynncote, which burned in 1916, and brother of the owner who rebuilt the property. The material and design elements of Lynncote and the other contributing structures on the property, combined with the landscaping and topography, create the feeling of a country estate designed in the Tudor Revival style, which was popular during the early twentieth century (Griffith 2010). A field visit by S&ME in October 2017 verified that Lynncote retains the characteristics and integrity that it had when it was nominated for and listed in the NRHP in 2010. Therefore, Lynncote remains eligible for the NRHP under Criterion C.

Additionally, during the field visit to Lynncote and subsequent research on the property, a significant connection between the circa-1910 workshop, located north of the main house, alongside the driveway, and Emma Payne Erskine Corwin (referred to in this report as Emma Payne Erskine). Born in Racine, Wisconsin to Alfred Payne, a notable artist and teacher at the Chicago Art Institute, and his wife Olive Child, Emma married Charles Erskine, Secretary at the Case Machinery Company in 1854. After many visits to the North Carolina Mountains they decided to settle in Tryon permanently in 1897 and constructed the original Lynncote. Charles Erskine bought significant portions of land around Tryon becoming one of the largest land owners in Polk County. At his death in 1908, he left Emma Payne Erskine title to all of his lands. Mrs. Erskine became a businesswoman and real estate speculator. She continued to buy large amounts of property surrounding and within Tryon and, along with local contractors, she built houses on nearly all of her property. These houses she used as rental properties, leasing them for full seasons to visitors who were coming to Tryon to spend the winter or summer. Among her land purchases was a dairy farm on which she created the Tryon Golf and Country Club. She hired golf course architect Donald Ross to design the private course which opened in 1917. Still in operation, Tryon Country Club, as it is known today, is listed in the National Register of Historic Places.

A 1915 article in *Sky-Land Magazine* profiles Emma Payne Erskine (Booth 1915:730–733). In the article, the author discusses Erskine's artistic endeavors, as well as her writing. Erskine had seven books published between 1888 and 1915, including *The Mountain Girl* in 1912 and *The Eye of Dread* in 1913, both novels. In the article, Erskine told Booth that she did her writing in "the Little Room. It's a room I had built to work in – apart from the house" (Hilliard 1915:733). Presumably, in addition to her writing, Emma Payne Erskine presumably also carried out business associated with her real estate holdings in her work room. A small photograph of the "Little Room" is included with the caption "Where Payne Erskine's Novels are Written" (Figure 2.6.2). This "Little Room" corresponds with the circa-1910 workshop located on the Lynncote property (Figure 2.6.3). The original Lynncote burned in 1916. That same year she married architect Cecil S. Corwin.

It is recommended that the historic context for Lynncote be expanded to include its significant connection to Emma Payne Erskine, which would make the property eligible under Criterion B, in addition to its current listing under Criterion C. While the house was rebuilt by her daughter and son-in-law after her death, the original workshop building, where Emma Payne Erskine wrote her novels and likely carried out her real estate business, remains standing. The workshop is included in the Lynncote NRHP nomination and listed as a contributing structure, although its association with Emma Payne Erskine is not noted. Although the original workshop building was sheathed in German siding while it was used by Emma Payne Erskine (later Corwin) and it was likely covered in stucco when Lynncote was rebuilt in 1928, this change does not compromise the integrity of design or feeling of the structure and the workshop retains its significant association with the creative and business ventures of Emma Payne Erskine. The NRHP eligible boundaries of Lynncote would remain the same, but an eligibility criterion and additional context would be added to expand the nomination.



Figure 2.6.2. Photograph from *Sky-Land Magazine*, showing where Emma Payne Erskine wrote her novels (Booth 1915:732).



Figure 2.6.3. View of the Workshop building at Lynncote, facing north.

2.7 Over the Way (PL0308)

Resource Name	Over the Way
HPO Survey Site #	PL0308
Street Address	3357 Lynn Road
PIN	P48-89
Construction Date(s)	1915
NRHP Recommendation	Eligible; Criteria A and C



Figure 2.7.1. View of Over the Way, facing northeast.

Over the Way is located at 3357 Lynn Road; it is northeast of Lynn Road (NC 108), just outside the boundaries of the town of Tryon, in Polk County (Figures 1.1 and 1.2). Although the house is situated near the road, the curve of the road, the topography of the land, and the mature trees surrounding the structure make it difficult to see from the right-of-way. The house is a one-story, Bungalow-style residence that sits on a sloped lot, creating a daylight basement story at the rear of the structure; Over the Way was built around 1915 by William Frank Smith, with the financial backing of Emma Payne Erskine Corwin (Figure 2.7.1). The parcel on which the house sits, which is approximately 1.3 acres, also contains a mid-twentieth-century guest house, located northeast of the main house, and a late-twentieth-century shed (Figure 2.7.2).

Over the Way has a rectangular plan, with a low-pitched, hipped roof; the house is of frame construction and sits on a brick foundation. The front elevation is dominated by a deep entry porch, created by a wide overhang of the main roofline, which is supported by four dominant Tuscan columns; the balustrade is a late-twentieth-century metal railing (Figure 2.7.3). The main façade has three bays: the western bay is a double wooden entry door, with jalousie glass panels; the central bay is a ribbon of three, paired, eight-pane, wooden-framed, casement windows;

and the eastern bay is a pair of wooden-framed, two-pane, horizontal sliding windows. Each door and window is trimmed with simple, wide, wooden surrounds.

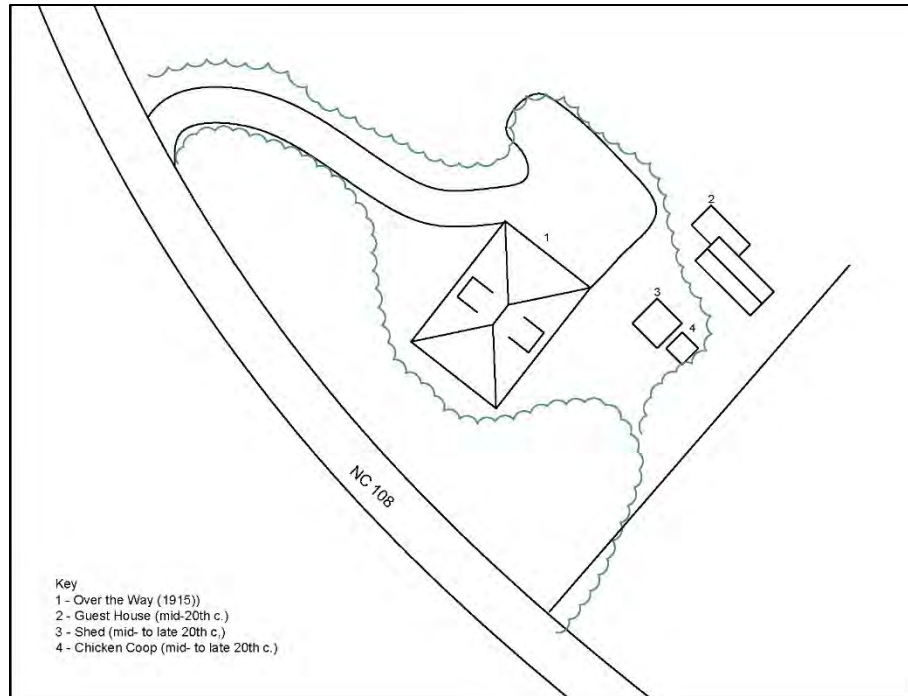


Figure 2.7.2. Site plan of Over the Way.



Figure 2.7.3. View of Over the Way, facing north.

The eastern elevation has a small shed-roofed dormer, with a ribbon of four rectangular attic vents and visible rafter tails, centered within the roofline; an interior, stucco-covered, brick chimney with an arched cap is visible near the junction of the dormer and the roof (Figure 2.7.4). This elevation is five bays deep. The front bay is a paired, six-pane, wooden-framed casement window, with a single, two-panel wooden door with nine lights on the upper half to the north; the remaining bays consist of a paired eight-pane, wooden-framed casement window, a paired, six-pane, wooden-framed casement window, and a ribbon of four eight-pane, wooden-framed casement windows. Adjacent to this elevation is a concrete stairwell that leads to the basement elevation, which becomes visible as the lot slopes to the rear of the house. On this eastern elevation, the basement level has two four-pane, wooden framed, casement windows, a single door, and a paired eight-pane, wooden-framed, casement window (Figure 2.7.5).

The north elevation is the rear of the house and has undergone the some alterations since the structure's original construction. It is divided into five bays, which are delineated by pillars on the basement level, between which the infilled brick foundation is recessed slightly; the entire foundation is covered with stucco and paint (Figure 2.7.6). The central bay is a double entry door, with wooden frame and jalousie glass panes. To the east there is a metal coal box in one bay and a paired, eight-pane, wooden-framed casement window in the other bay; to the west is a paired eight-pane, wooden-framed casement window in one bay and no opening in the other bay. The upper story has a slightly off-center entry door, accessed by a set of metal stairs and balcony, with an adjacent paired, single-pane, tall casement window; this opening appears to have been altered from its original form, likely a ribbon of paired eight-pane, wooden-framed casement windows, similar to those on other portions of the structure. To the east of the door is a paired six-pane, wooden-framed casement window and a ribbon of four eight-pane, wooden-framed casement windows; to the west are two small, paired, four-pane casement windows. A second chimney, brick with an arched cap like the first, is visible above the roofline along the western portion of the rear elevation.

The western elevation has the same form as the eastern elevation, with the lot sloping toward the rear of the structure revealing a portion of the basement level (Figure 2.7.7). This portion of the structure has a tripartite window, consisting of a single-frame, picture window, flanked by two-over-two, double-hung, wooden sashes, and two single six-pane, wooden-framed casement windows. The upper story has a ribbon of three eight-pane, wooden-framed casement windows and a pair of eight-pane, wooden-framed casement windows that were originally separated, but are not connected by a single-pane window and wooden panel. The bay closest to the front of the house is unique, with two sets of paired eight-pane, wooden-framed casement window with four-pane transoms that are separate, but are connected by a five-pane transom window (Figure 2.7.8). There is a central, shed-roofed dormer, with a ribbon of four rectangular attic vents and visible rafter tails, centered along the roofline, symmetrical to the dormer on the east elevation. This portion of the lot has a stone and brick wall, and brick walkway and stairs leading to the front elevation of the house.

Over the Way is integrated into the surrounding landscape and makes use of the sloping lot. The house is covered with wooden shingle siding and the roof is covered with asphalt shingles. The house is primarily a Bungalow form, but has elements of other styles, making it a transitional structure. The low-hipped roof and integrated front porch, along with the dormers and their visible rafter tails, tie it into the Craftsman tradition. However, the wide eave overhang with boxed cornice is more frequently associated with the Prairie style and the massive columns supporting the porch are Colonial Revival style details; the tall, ribbon casement windows are elements of both the Craftsman and Prairie styles.



Figure 2.7.4. View of Over the Way, facing northwest.



Figure 2.7.5. View of Over the Way, facing west.



Figure 2.7.6. View of Over the Way, facing southwest.



Figure 2.7.7. View of Over the Way, facing south.



Figure 2.7.8. View of Over the Way, facing east.

Although the house is currently vacant, and appears to have been that way for a number of years, the interior retains much of its original form and decorative detail. The front room, accessed by the main door from the porch, is divided into two sections by a small, paneled, knee wall and paired square columns (Figure 2.7.9). The eastern side of the room is dominated by a large brick chimney, which has a built-in hutch and shelf system next to it. The walls are plaster and there are wide bands of crown molding along the top. The ceiling is coffered, with exposed wooden beams. The original doorway, leading to a hallway, has a two-pane transom light above it and there is a leaded-glass, interior pass through window. Although paint is peeling from the plaster walls, most of the rooms retain the wide baseboard molding, picture molding, and simple, wide, crown molding, as well as the transoms above the doors and two-panel wooden doors (Figure 2.7.10). Original flooring has been covered, but radiators remain in many of the rooms.



Figure 2.7.9. View of Over the Way, interior, facing northwest.



Figure 2.7.10. View of Over the Way, interior bedroom.

Located northeast of the main house is a small, wooden-frame guesthouse, which is connected to the main structure via a stone pathway and wooden walkway. The guesthouse is a front-gabled structure that rests on a brick foundation (Figure 2.7.11). Like the main house, it is covered with wooden shingles. The front elevation has a central door, with a three-sided projecting bay window to the south and a two-over-two, double-hung, metal sash window to the north (Figure 2.7.12). A smaller, gabled section projects frontward from the northern corner of this elevation and contains a sliding glass door and two four-over-four, double-hung, wooden sash windows on its south elevation. The western elevation has a wide set of brick steps and an area of patched siding that suggests that a second entry may have originally been in this wall. The windows along the southern side of the guesthouse are paired eight-pane, wooden-framed, casement windows, similar to those on the main house (Figure 2.7.13). The rear elevation of the guesthouse, to which the wooden walkway from the main house connects, has a central doorway that is flanked by two-over-two, double-hung, metal sash windows. The north elevation of the guest house, which is surrounded by a concrete block wall, has a small shed-roofed addition with a six-over-six, double-hung, wooden sash window.



Figure 2.7.11. View of mid-twentieth-century guest house, Over the Way, facing northeast.



Figure 2.7.12. View of mid-twentieth-century guest house, Over the Way, facing east.



Figure 2.7.13. View of mid-twentieth-century guest house, Over the Way, facing north.

Between the main house and the guest house are two small outbuildings. To the west is a mid-to-late-twentieth century wooden shed building, set on concrete blocks, with a plywood exterior and a low-pitched gable roof. To the east of the shed is a mid-twentieth century, concrete block chicken coop, with a gabled, roof, visible rafter tails, a wooden door, and chicken wire between the wall and the roof (Figure 2.7.14).



Figure 2.7.14. View of mid-to-late-twentieth-century shed and chicken coop, Over the Way, facing northeast.

2.7.1 *History*

Over the Way was built around 1915 by William Frank Smith, for Emma Payne Erskine (Corwin), although a structure at this location first appears on a map in 1923 (Figure 2.7.15). Emma Payne Erskine was the wife of Charles Erskine; they lived in Racine, Wisconsin and the couple came to the area in the 1890s and stayed at the McAbay Inn. Charles Erskine was the secretary of the Case Machinery Company and was a successful businessman; Emma Payne Erskine was the daughter of Alfred Payne, a notable artist and teacher at the Chicago Art Institute, who was an accomplished artist and author in her own right. After deciding to settle in Tryon permanently, Charles and Emma Payne Erskine constructed and lived in Lynncote, located along the western side of Lynn Road, just north of the Tryon town boundary. Charles Erskine died in 1908, but Emma and her children continued to reside in the Tryon area and in 1916 she remarried, to Cecil S. Corwin. In the early twentieth century, Emma Payne Erskine purchased large tracts of land in the area, some of which became the Tryon Golf and Country Club, which she hired golf course architect Donald Ross to design; the private course opened in 1917 (Templeton and Griffith 2012).

Emma Payne Erskine Corwin was a businesswoman and real estate speculator. She owned a large amount of property surrounding and within Tryon and, along with local contractors, she built houses on nearly all of her property. These houses she used as rental properties, leasing them for full seasons to visitors who were coming to

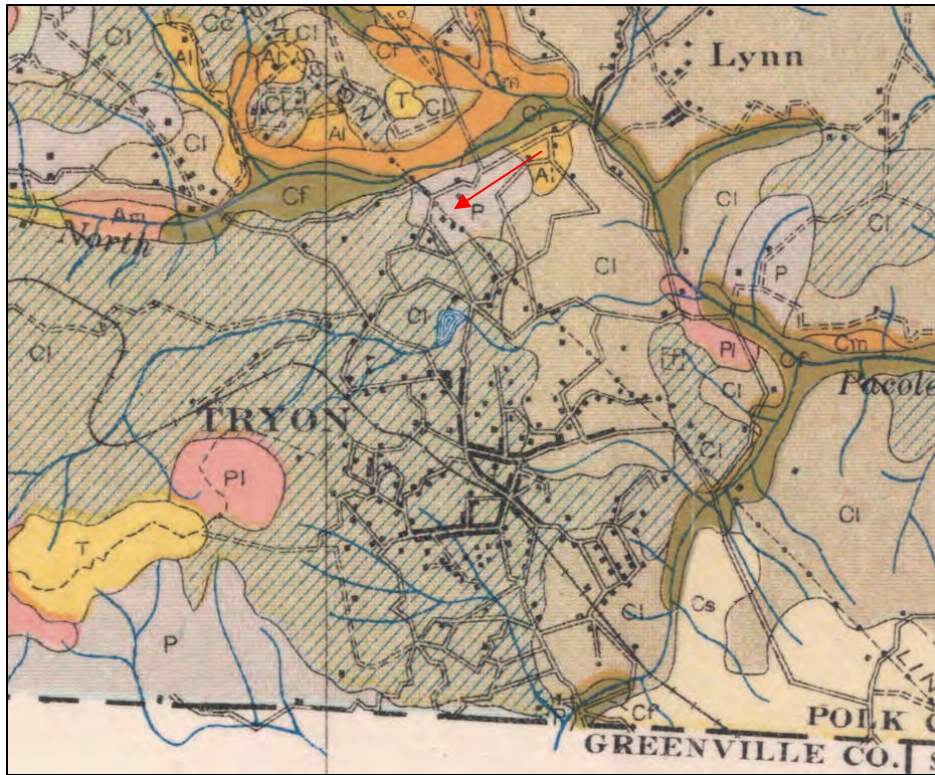


Figure 2.7.15. USDA soil survey map, 1923, showing location of Over the Way.

Tryon to spend the winter or summer. Over the Way was one of these properties. In the spring of 1918, while Over the Way was still owned by Corwin, Mr. and Mrs. Julius Sawyer rented the property, while Mrs. Sanford Crapo had lived there for a season sometime before 1919 (*Polk County News* [Tryon, North Carolina] 1918 September 6:5, 1919 March 7:4). In the fall of 1918, a Mrs. McGregor rented the property and her father, Colonel E. S. Wigel, and sister, Miss Wigel of Canada, visited her there (*Asheville Citizen-Times* 1918 March 3:8; *Polk County News* [Tryon, North Carolina] 1918 February 8:5).

One of Emma Payne Erskine Corwin's main collaborators on her house construction projects was William Frank Smith, a local contractor who also worked as an architect, although he was not formally trained; Erskine and Smith worked together on a number of houses in the area between 1912 and 1916, among them Mostly Hall (Lea and Roberts 1979:12–13; Smith 1985). Smith had been born in 1868, in New York City, but as a child his family split time between their lower Manhattan residence and a house in Plainfield, New Jersey (Smith 1985). His father was a shipbuilder who worked in lower Manhattan and Smith learned about architecture and construction while working with him during his teenage years; in 1897–1898, Smith was a home builder in Plainfield, New Jersey (Smith 1985). Around 1905, Smith first came to Tryon at the behest of Edmund Embury, his childhood friend, to build houses for Embury and his sister Lucy, who sought to escape the tuberculosis outbreaks in New Jersey in the healthy climate of the North Carolina mountains. Smith, however, did not stay in Tryon but returned to New Jersey for at least the summer of 1907, returning in October and bringing his foreman from New Jersey, C. N. Sayers, with him (*Polk County News* [Tryon, North Carolina] 1907 October 27:3). In 1907–1908, Smith was the contractor for the Congregational Church that was commissioned by Charles Erskine; this was likely the introduction of Emma Payne Erskine to the work of W. F. Smith (*Polk County News* [Tryon, North Carolina] 1907 March 7:2).

In 1915, a business directory column in the newspaper lists Smith as the only “Building Contractor” in town at the time (*Polk County News* [Tryon, North Carolina] 1915 December 24:5). In addition to a contractor, Smith was also a real estate speculator who purchased tracts of land, built homes, and sold them after their completion; Smith and his family lived in a number of the homes he constructed around Tryon before they were sold (Smith 1985). A list of 30 structures designed and built by W. F. Smith in the Tryon area was compiled by his son in the 1980s, although the list may not be a complete accounting for Smith’s contributions to the built environment of Tryon (Smith 1985:63–64). Smith was known to use “native materials, such as cedar shingles hewn by the mountain people, and stone quarried from his own land behind Hermitage cottage” and he included handcrafted wainscoting and built-ins in many of his properties (Smith 1985:65). Architecturally, houses designed by Smith were often made to “fit the terrain” (Smith 1985:65). Smith’s work, both alone and in concert with Erskine, was a significant influence in the development of the architectural character of the Tryon area.

After Emma Payne Erskine Corwin suffered a stroke in 1918, her husband, Cecil S. Corwin, placed most of her real estate holdings into a trust (Polk County Register of Deeds 1919 DB38:252). In 1919, W. B. and Maude Weigel purchased the property containing Over the Way from the People’s Bank and Trust Company, trustee for Emma Payne Erskine Corwin and her husband; five years later, the Weigel’s also purchased the northern portion of the current 1.34 acre parcel from People’s Bank and Trust Company (Polk County Register of Deeds 1919 DB39:212, 1924 DB45:320; *Polk County News* [Tryon, North Carolina] 1919 September 19:5, September 26:7). William B. Weigel was born in Minnesota and worked as a bookkeeper for a brick manufacturer before moving to Tryon in the 1910s (USCB 1910). By 1920, Weigel and his wife, along with their maid, were living in a house they owned in Tryon and his occupation was listed as manufacturing; Maude Weigel died in 1929 and her husband continued to live in their house with their maid (USCB 1920, 1930).

In 1940, W. B. Weigel, then a widower, sold the Over the Way property to William E. and Mary Knight, who owned the property for six years, before conveying it to Thomas J. and Florence Hair (Polk County Register of Deeds 1940 DB73:315, 1946 DB84:242). Three years later, Katherine A. Rowe and Ruth Rowe Philbrick purchased the Over the Way property (Polk County Register of Deeds 1949 DB90:256). They owned the property until 1964, when Earl and Betty Tipton purchased it; Betty Tipton remains the owner of record for the property (Polk County Register of Deeds 1964 DB133:4, 2008 DB369:812).

2.7.2 *Architectural Context*

The Tryon area experienced significant residential growth during the early-twentieth century, as tourists began to come in large for the well-promoted resort and health benefits of Tryon; many of these families stayed for an entire season, rather than just a few weeks, so the market for rental and vacation homes skyrocketed during the 1900s through the 1920s. Many of these tourists, as well as a number of new permanent residents to the area, came to the area from the north and the Midwest, bringing with them ideas about architectural styles that were popular in their home regions. This led to a proliferation of Colonial Revival, Craftsman, and Tudor Revival-style residences in the area. Many of these structures, especially those located outside of the heart of Tryon, had a rustic feel because of the materials used in their construction and their siting on lots. This is the case with Over the Way, which combines elements of the Colonial Revival and Craftsman styles. A contemporary example of a similar combination of Bungalow and Colonial Revival styles is the house at 113 Broadway, which was built around 1910, while the house at 143 Broadway is a circa-1920 Bungalow form with a Colonial Revival porch, but on a much less monumental scale than Over the Way (Figures 2.7.16 and 2.7.17). Other Bungalow-style residences in Tryon include the circa-1930 house at 103 Markham Road, the circa-1940 house at 173 Markham Road, and the circa-1930 house at 227 Markham Road (Figures 2.7.18–2.7.20).



Figure 2.7.16. House at 113 Broadway, facing northeast.



Figure 2.7.17. House at 143 Broadway, facing northeast.



Figure 2.7.18. House at 103 Markham Road, facing northeast.



Figure 2.7.19. House at 173 Markham Road, facing northeast.



Figure 2.7.20. House at 227 Markham Road, facing northwest.

Architecturally, Over the Way also fits into a context of residences in the Tryon area that were designed by William Frank Smith, a prolific local contractor. At least 30 structures designed by Smith were identified by his son in 1985, but the information contains only the street name and original owner, making them difficult to identify without additional research. However, the Cain-McDonald House (PL0040) is one of the Smith designed structures, as is Mostly Hall (PL0240) and Wren’s Nest, which is located directly to the south of Over the Way (Figures 2.7.21–2.7.23). Three other houses positively identified as being designed by W. F. Smith are: the Peattie House at 39 Broadway, a circa-1920 Bungalow; the Wood House at 220 Grady Avenue, a circa-1910 Bungalow; and the house at 238 Grady Avenue, a circa-1910 vernacular house with Craftsman elements (Figures 2.7.24–2.7.26).



Figure 2.7.21. The Cain-McDonald House (PL0040), facing northwest.



Figure 2.7.22. Mostly Hall (PL0240), facing northeast.



Figure 2.7.23. Wren's Nest, facing north.



Figure 2.7.24. Peattie House, 39 Broadway, facing northeast.



Figure 2.7.25. Wood House, 220 Grady Avenue, northeast.



Figure 2.7.26. House at 238 Grady Avenue, northeast.

2.7.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for Over the Way are as follows:

- Location: High
Over the Way remains at its original location.
- Design: Medium
Over the Way retains historic form and design. Although the house has undergone some changes to design, with the enclosure of a rear section and the addition of bathrooms, the main plan of the house remains the same as when it was constructed.
- Setting: High
Since its construction, Over the Way has been set above the road on the crest of a hill, surrounded by mature trees. The house was designed to integrate into the landscape and capitalize on the hilly setting and the rural landscape near the small town of Tryon. Although there has been some additional residential development to the east and commercial development to the south and west, the landscape and mature trees hide these from the view of Over the Way, retaining the isolated, rural setting.
- Materials: High
Over the Way retains its original framing and foundation materials, as well as the original siding, most of the original windows, original doors, and original exterior detailing. Although the original floors of the house have been covered, the interior retains plaster walls, moldings and trimwork, built-in shelving, and interior doors and transoms.
- Workmanship: High
The original workmanship on the structure's exterior has been slightly altered by the enclosure of a portion of the rear elevation. However, other significant aspects of the house's original workmanship have been retained, including the dominant porch supports, as well as original windows. The interior workmanship remains evident in the trimwork, columns that separate the sections of the living room, and the built-in shelving.
- Feeling: High
Over the Way is an early-twentieth-century residential structure just outside the boundaries of a small town in southern Polk County. The house remains extant and retains the feeling of an early-twentieth-century residence. Changes to the surrounding area, in the form of new development, are not readily visible from Over the Way and do not affect the feeling of the property.
- Association: Medium to High
Over the Way retains its association with both Emma Payne Erskine (Corwin), who commissioned and financed the house, and William Frank Smith, the contractor who built it. Although the house has undergone multiple changes in ownership since its original construction, there have been few changes to the structure and they do not compromise its association; overall, the house it would still be recognizable to the both Erskine and Smith.

2.7.4 Eligibility

Over the Way is recommended as eligible for inclusion in the NRHP under Criterion A, for its association with Community Planning and Development. The property is associated with the development of the Tryon area in the early-twentieth century, as well as the influx of winter residents from the northern Midwest during this period; it is also associated with the real estate speculation that was occurring within the Tryon area at the time. The house is not recommended eligible under Criterion B. Although it has an association with Emma Payne Erskine Corwin, who was a successful business woman and real estate speculator in the Tryon area during the early-twentieth century and who was responsible for a large amount of development in the area, there are other properties that have better connections to her contributions to the area, particularly Wren's Nest, where she lived after Lynncote burned in 1916, and her office on the Lynncote property. Over the Way is an example of a Craftsman-style residence with prominent Colonial Revival-style porch, designed by William Frank Smith, who built at least 30 buildings in the Tryon area during the early-twentieth century. The structure is unique example of this combination of style and, although it is one of many Bungalow-style residences built in Tryon during the period, it retains a significant amount of integrity. Therefore, Over the Way is recommended eligible under Criterion C, for both its style and for its association with prominent local builder William Frank Smith. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology. Additionally, there is the potential for a non-contiguous Multiple Property District nomination for properties that are associated with the real estate entrepreneurship of Emma Payne Erskine Corwin, but development of that nomination is beyond the scope of this evaluation report.

2.7.5 Boundary Justification

The National Register boundary for Over the Way includes the tax parcel on which the house sits (Figure 2.7.27). This parcel is part of a larger piece of property that was historically associated with Over the Way and the setback, landscaping, and mature trees contribute to the setting of the house. Included on the parcel are the guest house and mid-to-late-twentieth century outbuildings; the guest house is a contributing structure to the property, but the outbuildings are not. The southwestern boundary of the NRHP-eligible Over the Way property includes the parcel up to the existing right-of-way.



Figure 2.7.27. NRHP boundary for Over the Way.

2.8 Uchtmann-Landrum House (PL0309)

Resource Name	Uchtmann-Landrum House
HPO Survey Site #	PL0309
Street Address	3465 Lynn Road
PIN	P48-91
Construction Date(s)	Circa 1924
NRHP Recommendation	Not Eligible



Figure 2.8.1. View of the Uchtmann-Landrum House, facing north.

The Uchtmann-Landrum House is located at 3465 Lynn Road; it is northeast of Lynn Road (NC 108), just outside the boundaries of the town of Tryon, in Polk County (Figures 1.1 and 1.2). The structure, which is set back from the road on a sloped lot, is a two-story residence with an irregular plan, which has been added to and altered multiple times (Figure 2.8.1). The parcel on which the house sits, which is approximately 0.75-acre, also contains a mid-twentieth-century wooden carport/storage area located east of the house.

From the front elevation, the house appears to be a two-story, frame example of a triple-A style house, with a front porch that has been partially enclosed. The four-bay front elevation has four single, six-over-six, single-hung, vinyl sash windows along the upper story. Centered in the roofline is a non-projecting cross-gable, with cornice returns and a small, Prairie-style, leaded-glass, casement window centered in this gable. This upper story, as well as the cross-gable, is covered with horizontal wooden siding. A shed-roofed porch that rests on stone piers, spans the front elevation; the western two-thirds of the porch, including the area between the stone foundation piers, has been enclosed with vertical wooden paneling (Figure 2.8.2). The central bay of the porch projects slightly from the

main façade and contains a pair of large, two-pane, metal frame, horizontal sliding windows. West of the cross-gable, an interior brick chimney with arched cap is visible along the roof ridge.



Figure 2.8.2. View of the Uchtmann-Landrum House, facing northeast.

The western elevation of the Uchtmann-Landrum House reveals that the first story, which is obscured by the porch on the front elevation, is constructed of logs; along this elevation the second story remains covered with horizontal wooden siding (Figure 2.8.3). The front half of this elevation is two-stories, beneath the gable end of the front portion of the house; the windows on both stories of this section are single-hung, six-over-six, vinyl sashes. The rear portion of the structure is one and one-half story, beneath a steeply gabled roofline, with a gabled dormer above the rear bay (Figure 2.8.4). This rear bay on the western elevation has a paired, six-pane, wooden-framed casement window with wooden board-and-batten panel beneath it. There are visible rafter tails along portions of the wide eave overhang.

Much of the rear elevation of the house is obscured by a single-story, gabled porch addition, which has been enclosed with French doors and multi-light windows, covered with wooden framing and three-pane storm windows on the exterior (Figure 2.8.5). On this elevation, the lower story is a combination of exposed log construction and board-and-batten exterior covering, while the upper story is horizontal wooden siding. East of the enclosed porch is a pair of square casement windows that have been fitted with jalousie glass. On the second story, the central bay is a paired six-over-six, single-hung, vinyl sash window, flanked by a square casement with jalousie glass on either side. The attic story, centered within the gable, has a single, double-hung, Prairie-style, leaded-glass window with a wooden frame.

The eastern elevation is a mirror image of the western elevation, with the front portion being two stories and the rear portion having a gabled dormer; however, the lower story window on the rear bay is a single-hung, six-over-six, vinyl sash, like the other two windows on this elevation (Figure 2.8.6). The open portion of the porch has a square column at its southeast corner, a single six-over-six, single-hung, vinyl sash window beneath the porch on the front

elevation, and a modern entry door, with single pane transom, on the eastern side of the enclosed portion of the porch.



Figure 2.8.3. View of the Uchtmann-Landrum House, facing northeast.



Figure 2.8.4. View of the Uchtmann-Landrum House, facing east.



Figure 2.8.5. View of the Uchtmann-Landrum House, facing southwest.



Figure 2.8.6. View of the Uchtmann-Landrum House, facing northwest.

East of the house, set into a hillside, is a mid-twentieth century carport/storage area (Figure 2.8.7). The structure is wooden framed, with a concrete lower wall. Its gabled roof is supported by a combination of rough-hewn logs and round posts. The gable end is cover with horizontal wooden siding and there are visible rafter tails along the eaves.



Figure 2.8.7. View of mid-twentieth century carport/storage, Uchtmann-Landrum House, facing northeast.

2.8.1 History

The original portion of the Uchtmann-Landrum House was constructed around 1923, shortly after the property was purchased by Katherine and Lillian Uchtmann (Polk County Register of Deeds 1923 DB30:280, 1924 DB44:442; *Polk County News* [Tryon, North Carolina] 1924 10 April:1). In 1924, Katherine and Lillian Uchtmann spent the summer in the "Swiss Log House" that they owned on Lynn Road, but returned to Chicago in September (*Polk County News* [Tryon, North Carolina] 1924 September 4:8; *Asheville Citizen-Times* 1924 September 7:22). The Uchtmanns, who had resided in Hull House at one point in their lives, were schoolteachers from Chicago who began coming to the area in the 1910s (*Asheville Citizen-Times* 1919 August 27:6, 1952 April 23:2). After her sister died in 1930, Katherine Uchtmann continued to live in her Tryon house, at least part time, until her own death in 1952, although she continued to teach school in Chicago until at least 1940 (*Asheville Citizen-Times* 1952 April 23:2; *Polk County News* [Tryon, North Carolina] 1924 12 June:5; *Chicago Tribune* 1930 March 9:16; 1952 April 25:62; USCB 1940).

Upon Katherine Uchtmann's death in 1952, the property was inherited by John G. Landrum, Junior (Polk County Probate Records 1952 WB7:500). Landrum and his wife owned the property until 1983, when they sold it to Earl and Betty Tipton (Polk County Register of Deeds 1983 DB182:1253). In 1992, the Tiptons conveyed the property to their daughter, Lori Tipton; in 2008, Lori Tipton Manness sold the property to her ex-husband, Robert S. Manness (Polk

County Register of Deeds 1992 DB213:2272, 2008 DB359:1376). In 2016, a trustee of the Robert S. Manness Revocable Living Trust conveyed the property to the Wilmington Savings Fund Society, as the Christina Trust, and in 2017, the property was sold to William W. and Edward P. Lewis (Polk County Register of Deeds 2016 DB422:1438; 2017 DB426:1342).

The exact construction date of the original portion of the house is unknown, although it predates 1924; however, the house does not appear on the 1923 USDA soil survey map; two structures are shown near the location, but they correspond to the two houses to the north, and a dot in the transmission line corridor is located near the current Uchtmann-Landrum House (Figure 2.8.8). A 1955 USGS aerial photograph shows a structure with a similar footprint to the current house, indicating that an addition may have occurred shortly after Landrum inherited the property, although it is difficult to tell if the house has a second story from the photograph (Figure 2.8.9). By 1976, the house appears to have its current two-story with addition configuration, although architectural evidence indicates that the enclosure of the front porch is a more recent change (Figure 2.8.10). A 1993 plat of the property shows the house as a "1 story log cabin with addition and partial basement" (Polk County Register of Deeds 1993 PBB:1274) (Figure 2.8.11).

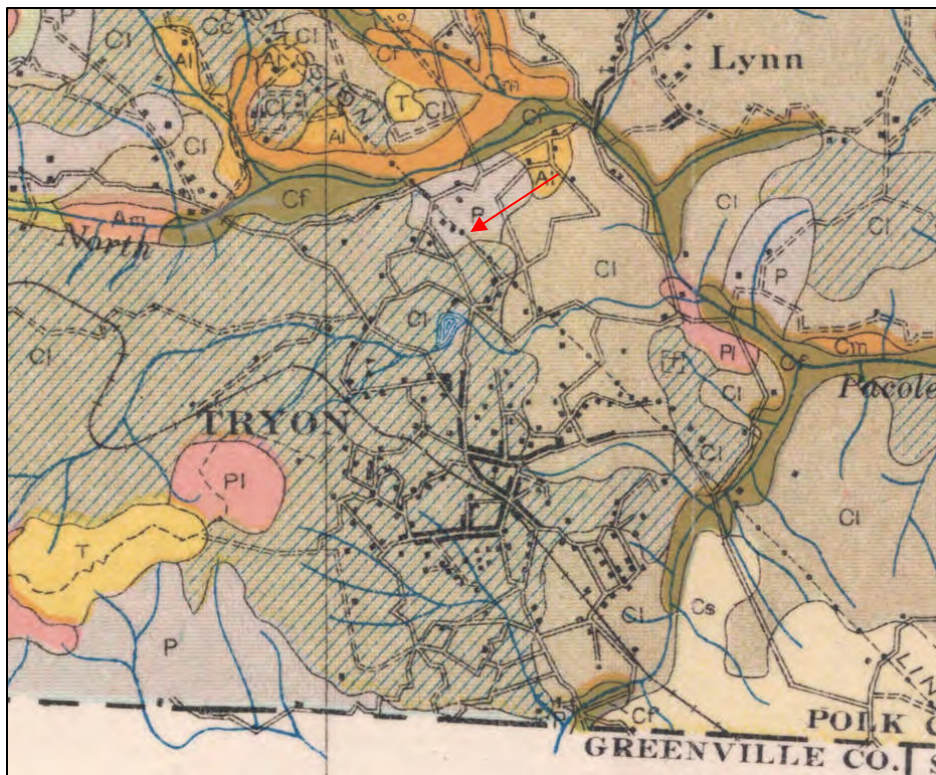


Figure 2.8.8. USDA soil survey map, circa 1923, showing Uchtmann-Landrum House location.



Figure 2.8.9. USGS aerial photograph, 1955, showing Uchtmann-Landrum House location.



Figure 2.8.10. USGS aerial photograph, 1976, showing Uchtmann-Landrum House location.

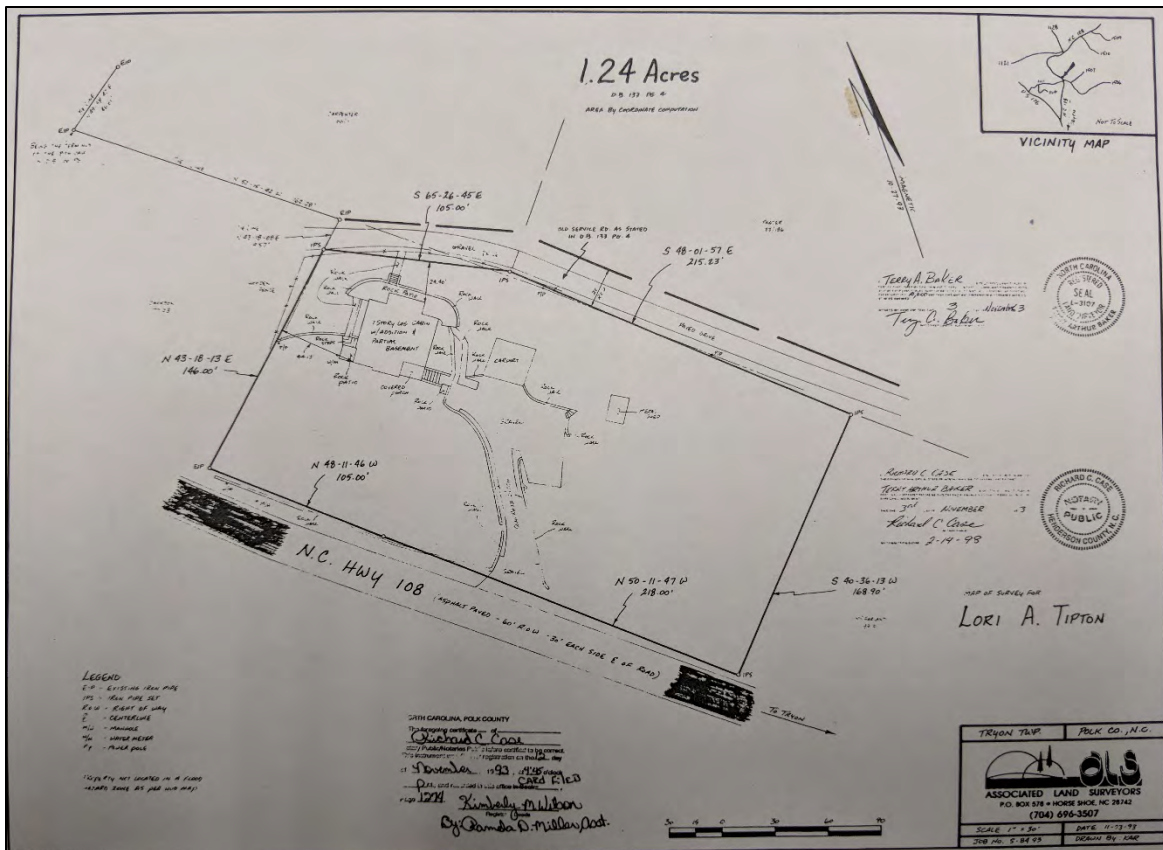


Figure 2.8.11. Plat of the Uchtmann-Landrum House property, 1993 (Polk County Register of Deeds 1993 PBB:1274).

2.8.2 Architectural Context

The Tryon area experienced significant residential growth during the early-to mid-twentieth century, as tourists began to come in large for the well-promoted resort and health benefits of Tryon; many of these families stayed for an entire season, rather than just a few weeks, so the market for rental and vacation homes skyrocketed during the 1900s through the 1920s. Following the Great Depression, residential building again increased in Tryon as people began coming to the area as permanent residents. The rural area and hilly, wooded terrain lent itself well to a rustic style of architecture. Even earlier structures that were designed in contemporary styles often had a rustic feel because of the materials used in their construction and their siting on lots. The Uchtmann-Landrum House is an example of a rustic architectural style that has been added to and altered during the mid-to-late-twentieth century; it has an original log-construction section that dates to earlier than the rest of the house, but the largest sections of the structure are mid-twentieth century. The log cabin and hybrid log cabin, with later additions, are relatively common styles in the Tryon area. For example, nearby Glencroft (PL0307), also has a log cabin section that was significantly expanded in the mid-twentieth century, as the Uchtmann-Landrum House was (Figure 2.8.12). The Twain Cabin on the property of the Pine Crest Inn (PL0006) demonstrates the popularity of the style during the early-to-mid-twentieth century, as Carter Brown took the effort to move the cabin from Tennessee to the Pine Crest Inn grounds and reconstruct it; like other log cabin structures it is set to conform to the landscape (Figure 2.8.13). Other examples of mid-twentieth century log cabin structures in the Tryon area include the house at 123 Thousand Pines Lane, built around 1940, and the house at 386 Melrose Avenue, built around 1960 (Figures 2.8.14 and 2.8.15).



Figure 2.8.12. Glencroft (PL0307), facing west.



Figure 2.8.13. Twain Cottage at the Pine Crest Inn (PL0006), facing northeast.



Figure 2.8.14. House at 123 Thousand Pines Lane, facing southwest.



Figure 2.8.15. House at 386 Melrose Avenue, facing northwest.

2.8.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for the Uchtmann-Landrum House are as follows:

- Location: High

The Uchtmann-Landrum House remains at its original location.

- Design: Low

The Uchtmann-Landrum House was originally a one-story, log cabin structure that has been significantly expanded and altered over multiple building periods since its original construction, including a large rear addition, the addition of a second story, and the enclosure of the front porch. The interior design of the structure was not assessed, as interior access was not obtained.

- Setting: Low to Medium

Since its construction, the Uchtmann-Landrum has been set back from the road, on a hillslope, surrounded by mature trees. The house was originally designed to integrate into the landscape of the rural area just outside of the small town of Tryon. There has been some additional residential development to the north and the construction of a funeral home to the southeast; this development is partially visible from the Uchtmann-Landrum house because many of the trees in the front of the lot have been cleared. The development in the area and the removal of mature trees has somewhat altered the setting of the house.

- Materials: Low

The Uchtmann-Landrum House retains its original framing and foundation materials on the earliest portion of the house. Much of the rest of the original material, including siding, doors, and windows, has been removed or altered. The interior of the building was not assessed, as access was not granted.

- Workmanship: Low

The original workmanship on the structure's exterior has been significantly altered by the modern changes, including siding and windows, that the house has undergone. The log portion of the structure retains its original workmanship, but it comprises only a small portion of the overall structure and a large portion of it is covered with additions. The integrity of workmanship on the interior of the building was not assessed, as access was not granted.

- Feeling: Low

The Uchtmann-Landrum House was originally a 1920s log cabin residence. Subsequent additions and alterations have significantly altered the feeling of the structure, making it only tangentially recognizable as a log cabin. Currently, with the multiple additions and the enclosure of the front porch, the house resembled a late-twentieth century structure more than an early-twentieth century residence.

- Association: Low

The Uchtmann-Landrum House has lost its association with the Uchtmann sisters, the original residents of the house. Significant alterations and additions to the structure have made its original form, construction, and detailing barely recognizable and these changes occurred after the house had passed from the Uchtmann ownership.

2.8.4 *Eligibility*

The Uchtmann-Landrum House is recommended as ineligible for inclusion in the NRHP under Criterion A. Although the house is associated with the development of the Tryon area in the early-twentieth century, as well as the influx of winter residents from the Midwest during this period. However, a large number of residential structures in the area have the same association and the Uchtmann-Landrum House's loss of integrity, from multiple modifications and alterations during the mid- to late-twentieth century, has compromised these associations. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person. The Uchtmann sisters were schoolteachers from the Chicago area who spent summers in Tryon; although they were well-known in the area, they did not achieve a level of prominence to elevate them above the other nearby residents. The Uchtmann-Landrum House is an example of an early-twentieth-century, rustic residence, but the substantial alterations to the structure have compromised its integrity of design, materials, and workmanship, which are significant factors in architectural integrity. Therefore, the Uchtmann-Landrum House is not recommended eligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

2.9 Mostly Hall (PL0240)

Resource Name	Mostly Hall
HPO Survey Site #	PL0240
Street Address	66 Fox Trot Lane
PIN	T10-E11
Construction Date(s)	Circa 1912
NRHP Recommendation	Eligible; Criteria A and C



Figure 2.9.1. View of Mostly Hall, facing east.

Mostly Hall is located at 66 Fox Trot Lane; it is southeast of the intersection of Lynn Road (NC 108) and Fox Trot Lane, which is a small, winding road, within the town of Tryon, in Polk County (Figures 1.1 and 1.2). The structure, which is set back from the road on a ridgetop within a sloping lot, is a two-story frame residence built around 1912; the house is oriented with the front elevation toward Lynn Road to the east, but the winding driveway provides an approach to the house from the north (Figure 2.1.1). The parcel on which the house sits, which is approximately one acre, is terraced with stone walls, stone walkways, and stone steps, which allow pedestrian access from the roadway.

The house is a two-story, side-gabled structure with a rectangular plan that sits on a raised basement of stucco-covered stone. The front elevation is five bays wide, with a recessed central entryway (Figures 2.1.2 and 2.1.3). There are doors on both the first story and the basement level. The first story doorway has three lower panels and a 10-light upper section and is flanked by a ten-pane, wooden-framed casement window on either side; it is located beneath a shed-roofed porch that is supported by square columns and has decorative carved brackets. The basement story door is a 15-light wooden door, set into a lattice-covered wall; it is located beneath the extended

floor of the upper porch and is flanked by a single, leaded-glass, diamond-patterned window on either side. The upper entry door is reached via curving stone steps on either side.



Figure 2.9.2. Mostly Hall, facing southeast.



Figure 2.9.3. Mostly Hall, main entrance detail, facing northeast.

To the north of the entryway, on the lower story, there is a paired ten-pane, wooden-framed casement window and a smaller eight-pane, wooden-framed casement window, as well as a ribbon of four ten-pane, wooden framed casement windows. To the south of the entryway, on the lower story is a three-sided, projecting bay with hipped roof and decorative brackets, with each side having a ten-pane, wooden-framed, casement window, and a ribbon of four ten-pane casement windows (Figure 2.9.4). The upper story has a paired eight-pane, wooden-framed casement window over the doorway, flanked by a triple ten-pane, wooden-framed casement window on either side. The northern section of the upper story is a formerly open porch, which has been enclosed with groupings of three ten-pane, vinyl-framed, casement windows that wrap around to the north elevation (Figure 2.9.2). Three evenly spaced, gabled dormers along the front elevation each have a single six-over-six, double-hung, vinyl sash window in them; an interior brick chimney is visible along the southern side of the roofline (Figure 2.9.5).

The southern elevation of the house is three bays deep. The lower story, which is truncated by the slope of the land to the east, has two paired ten-pane, wooden-framed, casement windows and a small, wooden access door (Figure 2.9.6). The upper story has one paired ten-pane, wooden-framed, casement window; the eastern portion of the upper story was formerly an open porch structure, but it has been enclosed with siding and a ribbon of three, square, one-pane, casement windows. The attic story has a single six-over-six, double-hung, vinyl sash window.

The rear elevation of the house is up against a hill slope and access is prevented by a fence, but it has a large, shed-roofed dormer along the southern portion and a small, gabled projection on the northern portion (Figure 2.9.7). The dormer is covered with vertical panel siding and has one-over-one, double-hung, vinyl-framed windows and a two-story deck, with stairway access. The lower story has a wooden central entry door with three lower panels and nine-light upper portion. The remainder of the windows on this portion of the rear elevation is paired ten-pane, wooden-framed, casement windows. The gabled extension has a single, wooden-framed, eight-pane casement window. The northern bay, at the corner of the house, has paired six-over-six, double-hung, vinyl frame windows.

The northern elevation of the house is similar to the southern elevation, in that it has a partially exposed basement story because of the slope of the lot (Figures 2.9.8 and 2.9.9). The off-center basement door is wooden, with three lower panels and a nine-light upper section; the window on the basement story is a paired eight-pane, wooden-framed casement window and there is a wooden access panel. The upper story has a central paired ten-pane, wooden-framed casement window. The western bay is triple six-over-six, double-hung, vinyl sash windows, while the eastern bay is a group of three ten-pane, vinyl casement windows that encloses the formerly open porch area. The attic story has a single six-over-six, double-hung, vinyl sash window.

The house is primarily covered with horizontal wooden siding, although the dormers are covered with wooden shingles. The gable ends of the house have a decorative vergeboard trim with curved ends, while the eaves of the lateral sides have decorative curved brackets (Figure 2.9.10). Mostly Hall is an eclectic residence that combines a form that is similar to the Colonial Revival style with decorative detailing that fits into the Tudor Revival style, both of which were popular during the early-twentieth century. The simple, side-gabled, rectangular form with recessed doorway present a form that mirrors seventeenth and early eighteenth century Colonial residences primarily the post-medieval English style prevalent in the New England area. However, the tall casement windows, projecting bay, vergeboard, and decorative brackets are details that fall into the Tudor Revival tradition, which sought to interpret earlier English style residences. Together, the two styles create a unique eclectic house that evokes an English manor.



Figure 2.9.4. View of Mostly Hall, facing north.



Figure 2.9.5. Mostly Hall, dormer detail, facing northeast.



Figure 2.9.6. View of the Mostly Hall, facing northwest.



Figure 2.9.7. View of Mostly Hall, facing south.



Figure 2.9.8. View of Mostly Hall, facing southeast.



Figure 2.9.9. Mostly Hall, facing south.



Figure 2.9.10. Mostly Hall, eave bracket detail, facing north.

Although interior access to Mostly Hall was not obtained, the property is publically listed as a short-term vacation rental with interior photographs provided. These photographs show that the interior of the house has a central hall and stairwell, which is divided from the public spaces with segmental arches and square columns (Figures 2.9.11 and 2.9.12). There is a large fireplace south of the stairwell that has been converted to run using gas logs. The house has original wooden floors, wide baseboard trim, and simple crown molding. The wooden floors and moldings are also evident in the upstairs rooms (Figure 2.9.13). The enclosed porch structure at the northeast corner retains the original wooden casement window and exterior siding inside the enclosure (Figure 2.9.14).



Figure 2.9.11. Mostly Hall, interior, dining room and living room, facing north.



Figure 2.9.12. Mostly Hall, interior, dining room and living room, facing south.



Figure 2.9.13. Mostly Hall, interior, bedroom, facing south.



Figure 2.9.14. Mostly Hall, interior, enclosed porch, facing north.

2.9.1 History

Mostly Hall was built around 1912 by William Frank Smith, for Emma Payne Erskine (Corwin), although a structure at this location first appears on a map in 1923 (Figure 2.9.15). Emma Payne Erskine was the wife of Charles Erskine; they lived in Racine, Wisconsin and the couple came to the area in the 1890s and stayed at the McAboy Inn. Charles Erskine was the secretary of the Case Machinery Company and was a successful businessman; Emma Payne Erskine was the daughter of the founder of the Chicago Art Institute and an accomplished artist in her own right. After deciding to settle in Tryon permanently, Charles and Emma Payne Erskine constructed and lived in Lynncote, located along the western side of Lynn Road, just north of the Tryon town boundary. Charles Erskine died in 1908, but Emma and her children continued to reside in the Tryon area and in 1916 she remarried, to Cecil S. Corwin. In the early twentieth century, Emma Payne Erskine purchased large tracts of land in the area, some of which became the Tryon Golf and Country Club, which she hired golf course architect Donald Ross to design; the private course opened in 1917 (Templeton and Griffith 2012).

Emma Payne Erskine Corwin was a businesswoman and real estate speculator. She owned a large amount of property surrounding and within Tryon and, along with local contractors, she built houses on nearly all of her properties. These houses she used as rental properties, leasing them for full seasons to visitors who were coming to Tryon to spend the winter or summer. Mostly Hall was one of these properties. In 1919, while Mostly Hall was still owned by Corwin, it was rented by James A. Kelly for the winter, and in 1923, Mr. and Mrs. W. E. Sayer rented the property for the summer (*Asheville Citizen-Times* 1923 July 16:6; *Polk County News* [Tryon, North Carolina] 1919 November 7:7, 1923 July 19:4).

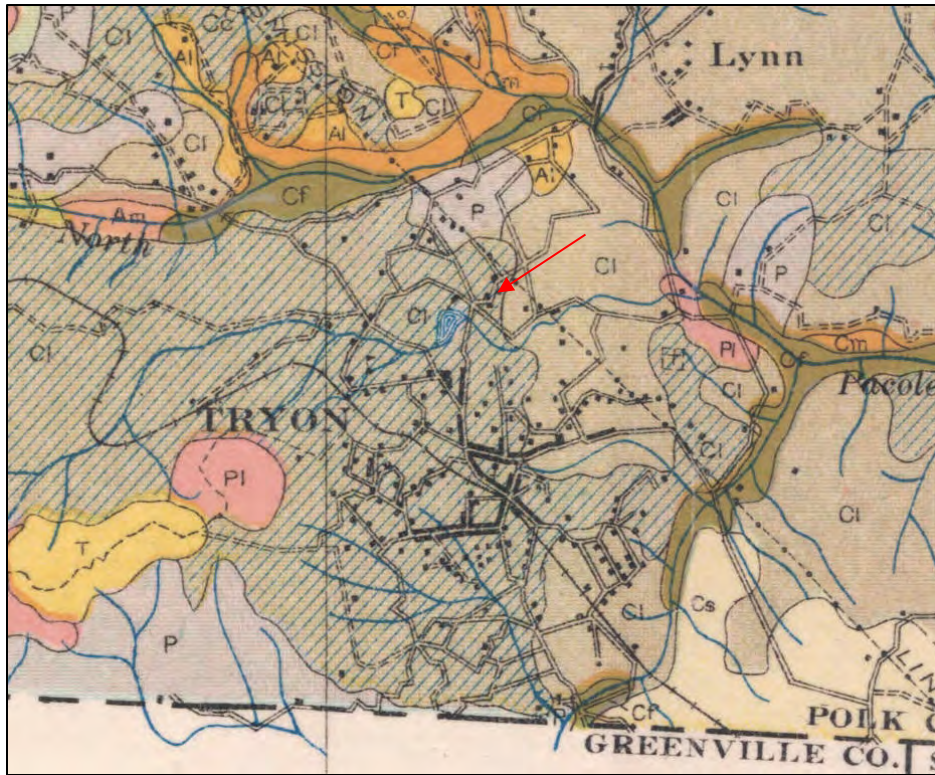


Figure 2.9.15. USDA soil survey map, 1923, showing location of Mostly Hall.

One of Emma Payne Erskine Corwin’s main collaborators on her house construction projects was William Frank Smith, a local contractor who also worked as an architect, although he was not formally trained; Erskine and Smith worked together on a number of houses in the area between 1912 and 1916, among them Mostly Hall (Lea and Roberts 1979:12–13; Smith 1985). Smith had been born in 1868, in New York City, but as a child his family split time between their lower Manhattan residence and a house in Plainfield, New Jersey (Smith 1985). His father was a shipbuilder who worked in lower Manhattan and Smith learned about architecture and construction while working with him during his teenage years; in 1897–1898, Smith was a home builder in Plainfield, New Jersey (Smith 1985). Around 1905, Smith first came to Tryon at the behest of Edmund Embury, his childhood friend, to build houses for Embury and his sister Lucy, who sought to escape the tuberculosis outbreaks in New Jersey in the healthy climate of the North Carolina mountains. Smith, however, did not stay in Tryon but returned to New Jersey for at least the summer of 1907, returning in October and bringing his foreman from New Jersey, C. N. Sayers, with him (*Polk County News* [Tryon, North Carolina] 1907 October 27:3). In 1907–1908, Smith was the contractor for the Congregational Church that was commissioned by Charles Erskine; this was likely the introduction of Emma Payne Erskine to the work of W. F. Smith (*Polk County News* [Tryon, North Carolina] 1907 March 7:2).

In 1915, a business directory column in the newspaper lists Smith as the only “Building Contractor” in town at the time (*Polk County News* [Tryon, North Carolina] 1915 December 24:5). In addition to a contractor, Smith was also a real estate speculator who purchased tracts of land, built homes, and sold them after their completion; Smith and his family lived in a number of the homes he constructed around Tryon before they were sold (Smith 1985). A list of 30 structures designed and built by W. F. Smith in the Tryon area was compiled by his son in the 1980s, although the list may not be a complete accounting for Smith’s contributions to the built environment of Tryon (Smith 1985:63–64). Smith was known to use “native materials, such as cedar shingles hewn by the mountain people, and

stone quarried from his own land behind Hermitage cottage” and he included handcrafted wainscoting and built-ins in many of his properties (Smith 1985:65). Architecturally, houses designed by Smith were often made to “fit the terrain” (Smith 1985:65). Smith’s work, both alone and in concert with Erskine, was a significant influence in the development of the architectural character of the Tryon area.

After Emma Payne Erskine Corwin’s death, her heirs, including her husband and children, placed her large number of real estate holdings into a trust (Polk County Register of Deeds 1924 DB46:24). In 1925, Anna Woodbridge purchased the property containing Mostly Hall from the People’s Bank and Trust Company, trustee for Emma Payne Erskine Corwin’s heirs (Polk County Register of Deeds 1925 DB46:44). Woodbridge lived in Mostly Hall, at least part time, and entertained friends and relatives there; one of her visitors was her niece, Harriet Sprague, of Sauk Center, Minnesota, along with Sprague’s three daughters (*Asheville Citizen Times* 1925 June 7:30; *Polk County News* [Tryon, North Carolina] 1925 December 10:7). In 1931, Anna Woodbridge sold Mostly Hall to Harriet S. Sprague (Polk County Register of Deeds 1931 DB76:195). Harriet Sprague owned the property until 1949, when she sold it to her daughter and son-in-law, Carter Wilkie and Faye Brown (Polk County Register of Deeds 1949 DB91:228). The Browns owned Mostly Hall for only six years, before selling it and purchasing a home in Nashville (Polk County Register of Deeds 1955 DB102:70; *Asheville Citizen-Times* 1955 February 13:21). Anson and Joyce Merrick bought the property from the Browns and owned it until 1986, when they sold it to Nolan and Allison Pittman (Polk County Register of Deeds 1986 DB290:1407). Between 1986 and 2012, the property went through five land transfers, including a foreclosure in the late 2000s (Polk County Register of Deeds 1989 DB201:1209, 1996 DB234:532, 1997 DB243:1669, 2008 DB365:113, 2012 DB393:919). Since 2012, when Dan L. Ferebee purchased Mostly Hall from Fannie Mae, the property has been in the Ferebee family.

2.9.2 *Architectural Context*

The Tryon area experienced significant residential growth during the early-twentieth century, as tourists began to come in large for the well-promoted resort and health benefits of Tryon; many of these families stayed for an entire season, rather than just a few weeks, so the market for rental and vacation homes skyrocketed during the 1900s through the 1920s. Many of these tourists, as well as a number of new permanent residents to the area, came to the area from the north and the Midwest, bringing with them ideas about architectural styles that were popular in their home regions. This led to a proliferation of Colonial Revival, Craftsman, and Tudor Revival-style residences in the area. Many of these structures, especially those located outside of the heart of Tryon, had a rustic feel because of the materials used in their construction and their siting on lots. This is the case with Mostly Hall, which combines elements of the Colonial Revival and Tudor Revival styles. A contemporary example of a similar combination of Neoclassical and Colonial Revival styles is the Cain-McDonald House (PL0040), built in 1911, which is located at northeast corner of the intersection of Grady Avenue and Markham Street (Figure 2.9.16); it is much less substantial and rustic in its form and appearance than Mostly Hall. Other notable Colonial Revival style structures within Tryon include a house at 125 Broadway, built around 1910, which has Colonial Revival styling on a form with a Dutch-gable roof and the circa-1925 house at 223 Melrose Circle (Figures 2.9.17 and 2.9.18). Notable examples of Tudor Revival-style architecture include Lynncote (PL0049) and the circa-1920 Woodcarver’s House at 331 Melrose Avenue (Figures 2.9.19 and 2.9.20).

Architecturally, Mostly Hall also fits into a context of residences in the Tryon area that were designed by William Frank Smith, a prolific local contractor. At least 30 structures designed by Smith were identified by his son in 1985, but the information contains only the street name and original owner, making them difficult to identify without additional research. However, the Cain-McDonald House (PL0040) is one of the Smith designed structures, as is Over the Way (PL0308) and Wren’s Nest, both along Lynn Road (Figures 2.9.16, 2.9.21, and 2.9.22). Three other

houses positively identified as being designed by W. F. Smith are: the Peattie House at 39 Broadway, a circa-1920 Bungalow; the Wood House at 220 Grady Avenue, a circa-1910 Bungalow; and the house at 238 Grady Avenue, a circa-1910 vernacular house with Craftsman elements (Figures 2.9.23–2.9.25).



Figure 2.9.16. The Cain-McDonald House (PL0040), facing northwest.



Figure 2.9.17. House at 125 Broadway, facing northeast.



Figure 2.9.18. House at 223 Melrose Circle, facing north.



Figure 2.9.19. Lynncote (PL0049), facing northwest.



Figure 2.9.20. Woodcarver's House, 331 Melrose Avenue, facing southeast.



Figure 2.9.21. Over the Way (PL0308), facing northeast.



Figure 2.9.22. Wren's Nest, facing north.



Figure 2.9.23. Peattie House, 39 Broadway, facing northeast.



Figure 2.9.24. Wood House, 220 Grady Avenue, northeast.



Figure 2.9.25. House at 238 Grady Avenue, northeast.

2.9.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for Mostly Hall are as follows:

- Location: High

Mostly Hall remains at its original location.

- Design: Medium to High

Mostly Hall retains its historic form and design and has undergone few changes to its overall plan since its early-twentieth-century construction, with the enclosure of an open porch on the second story of the front elevation and a small rear addition. However, the porch enclosure did not significantly alter the design, as it is still recognizable as a porch from the interior. The overall interior design of the structure was not assessed, as interior access was not obtained, but publically available photographs appear to show few changes to the interior plan.

- Setting: High

Since its construction, Mostly Hall has been set back from the road on a high ridgetop, surrounded by mature trees and a terraced lot. The house was designed to integrate into the landscape and capitalize on the hilly setting and the rural landscape of the small town of Tryon. Although there has been some additional residential development to the east and commercial development to the south and west, the landscape and mature trees hide these from the view of Mostly Hall, retaining the isolated, rural setting.

- Materials: High

Mostly Hall retains its original framing and foundation materials, as well as the original siding, most of the original windows, original doors, and original exterior detailing. The interior material integrity was not assessed, as access was not granted.

- Workmanship: High

The original workmanship on the structure's exterior has been slightly altered by the enclosure of the second story porch on the front elevation. However, other significant aspects of the house's original workmanship have been retained, including the decorative trim and brackets, as well as original windows. The interior workmanship could not be assessed, as access was not granted.

- Feeling: High

Mostly Hall is an early-twentieth-century residential structure in a small town in southern Polk County. The house remains extant and retains the feeling of an early-twentieth-century residence. Changes to the surrounding area, in the form of new development, are not readily visible from Mostly Hall and do not affect the feeling of the property.

- Association: Medium to High

Mostly Hall retains its association with both Emma Payne Erskine (Corwin), who commissioned and financed the house, and William Frank Smith, the contractor who built it. Although the house has undergone multiple changes in ownership since its original construction, there have been few changes to the structure and they do not compromise its association; overall, the house it would still be recognizable to the both Erskine and Smith.

2.9.4 Eligibility

Mostly Hall is recommended as eligible for inclusion in the NRHP under Criterion A, for its association with Community Planning and Development. The property is associated with the development of the Tryon area in the early-twentieth century, as well as the influx of winter residents from the northern Midwest during this period; it is also associated with the real estate speculation that was occurring within the Tryon area at the time. The house is not recommended eligible under Criterion B. Although it has an association with Emma Payne Erskine Corwin, who was a successful business woman and real estate speculator in the Tryon area during the early-twentieth century and who was responsible for a large amount of development in the area, there are other properties that have better connections to her contributions to the area, particularly Wren's Nest, where she lived after Lynncote burned in 1916, and her office on the Lynncote property. Mostly Hall is an example of a transitional rustic style residence, which combines a Colonial Revival-style form with decorative detailing that fits into the Tudor Revival style designed and built by William Frank Smith, who built at least 30 buildings in the Tryon area during the early twentieth century. The structure is large, unique example of this combination of style, which evokes houses built in seventeenth and early-eighteenth-century New England. Therefore, Mostly Hall is recommended eligible under Criterion C, for both its style and for its association with prominent local builder William Frank Smith. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology. Additionally, there is the potential for a non-contiguous Multiple Property District nomination for properties that are associated with the real estate entrepreneurship of Emma Payne Erskine Corwin, but development of that nomination is beyond the scope of this evaluation report.

2.9.5 Boundary Justification

The National Register boundary for Mostly Hall includes the tax parcel on which the house sits (Figure 2.9.26). This parcel is part of a larger piece of property that was historically associated with Mostly Hall and the setback, landscaping, and mature trees contribute to the setting of the house. The western boundary of the NRHP-eligible Mostly Hall property includes the parcel up to the existing right-of-way.



Figure 2.9.26. NRHP boundary for Mostly Hall.

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