

APPENDIX III

ARCHITECTURAL HISTORY and NATIONAL REGISTER ELIGIBILITY
EVALUATION

**ARCHITECTURAL HISTORY AND NATIONAL REGISTER
ELIGIBILITY EVALUATION OF TWO BUILDINGS FOR THE
PROPOSED DOLLYWOOD INTERCHANGE PROJECT, PIGEON
FORGE, TENNESSEE**

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EXECUTIVE SUMMARY

This study was conducted between November 6, 2009 and December 2, 2009. Two previously documented resources (*Sevier County Historic Resources B881 & 882*) were subjected to an architectural history and National Register of Historic Places evaluation at the request of the City of Pigeon Forge, Tennessee, and S&ME Inc., of Louisville, Tennessee. This consultation was in preparation for planned improvements to an interchange along Veterans Boulevard into the Dollywood/Dolly's Splash Country theme park complex.

As evidenced by the lack of significant historical occurrences on or near either of the resource sites—as discussed in Section 4, and lack of qualifying criteria as delineated in Sections 7 and 9—it is concluded that under the criteria set forth in 36 CFR 60.4 that neither *Sevier County Historic Resource B881 or 882* are eligible for listing in the National Register of Historic Places. The Tennessee Historical Commission is in concurrence with these findings.

ARCHITECTURAL HISTORY AND NATIONAL REGISTER ELIGIBILITY EVALUATION OF TWO BUILDINGS FOR THE PROPOSED DOLLYWOOD INTERCHANGE PROJECT, PIGEON FORGE, TENNESSEE

1.0 Introduction

At the request of the City of Pigeon Forge and S&ME, Inc., TimeScape Consulting undertook an architectural and historic survey to determine the significance of two properties situated along Middle Creek Road/Veteran's Boulevard at the foot of David's Knob and adjacent to Dolly's Splash Country. The survey area is located in the City of Pigeon Forge, Sevier County, Tennessee. *Figure 1* shows the location of these buildings. The primary purpose of the investigation was to establish whether either building was eligible for listing in the National Register of Historic Places.

This study was necessitated by the planned improvements of an access interchange from Veteran's Boulevard leading into the water park. The two buildings being evaluated consist of a log crib type shed structure, and a vernacular style residence—previously documented by the Tennessee Historical Commission as Sevier County Historic Resources B881 & 882, respectively. Although neither building lies directly in the footprint of the planned improvements, their proximity could create a negative impact that if a determination of NR eligibility were found might require protective or palliative mitigation.

2.0 Methodology

In November, 2009, TimeScape Consulting began a review of available background material pertinent to the county, city, and the Middle Creek project area. This included published histories, studies, public documents and records, and inquiry of local historians. This provided the necessary information to construct a historic narrative of the Middle Creek area, and to understand the architectural and folkway patterns which gave rise to the buildings under consideration. A listing of reference materials is included in the appendix.

On December 1st, 2009, the principal investigator conducted a site visit to the area and buildings, accomplishing a Level I interrogation of them—including measurements, material analysis, and digital photography. After concluding this analysis, a windshield survey was made of the architectural fabric near the sites, seeking comparable buildings—along the loop of Jayell Road and McCarter Hollow Road. Five buildings were located, and two directly interrogated. Finally, Mr. Steve Rogers of the Tennessee Historical Commission (SHPO) was consulted for opinion and concurrence.



Figure 1—Area Topographic Map showing the location of evaluation buildings (B881 & 882)

3.0 Evaluation Criteria

In addition to standard architectural history and preservation evaluation protocols, the National Register of Historic Places evaluation criteria¹ were applied to the research and interrogation of the buildings described in this study. Full details of these criteria may be found in Bulletin #15.²

The National Register of Historic Places was formalized by the National Historic Preservation Act of 1966. Prior to this, only sites of national significance could achieve recognition. The preface to Bulletin #15 reads in part:

The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition of properties of local and State significance in American history, architecture, archaeology, engineering and culture, and worthy of preservation. The National Register is the official list of these recognized properties, and is maintained and expanded on behalf of the Secretary of the Interior.

The National Register documents the appearance and importance of districts, sites, buildings, structures, and objects significant in our prehistory and history. These properties represent the major patterns of our shared....experience. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These criteria are standards by which every property that is nominated (or eligible) to the National Register is judged.

Properties are first gauged for three qualifying factors—**age**, being that in most cases the property must be over 50 years old; **integrity**, being that the property must be stable from a conservation perspective and reasonably intact; and **significance**—in that the property represents some important element of local, State, or national history. Once these criteria are met, one or more additional criteria are selected as a method of classification. From the national Advisory Council on Historic Preservation:

Criteria for evaluation. *The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and*

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

¹ 36 CFR 60.4

² National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation. 2002.

(b) that are associated with the lives of persons significant in our past; or

(c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.³

4.0 Historical Background

Sevier County was formed by an act of the Tennessee Legislature in 1794. The county is located in east Tennessee, and borders North Carolina. It features a very diverse terrain from creek bottomland to mountains, and boasts the highest elevation in Tennessee—Clingmans Dome at 6,643 feet. As one of Tennessee’s largest counties, it contains 598 square miles of land, and approximately 5 square miles of water. It is home to a portion of the Great Smoky Mountains National Park.

The largest cities in Sevier County are Sevierville (the county seat), Pigeon Forge, and Gatlinburg. Although its chief economic activity was traditionally agriculture and timber, the formation of the Great Smoky Mountains National Park in the 1930s and later developments following the 1960s have transformed the area into a major national tourism and leisure travel destination. According to the U.S. Census Bureau, its 2008 population estimate was 84,835 residents—making it the third fastest growing county in the state based upon population change since 2000.⁴

4.1 Prehistory (<1600 CE)

Archaeological research has determined that eastern Tennessee has seen the presence of various Native American cultures for at least 12,000 years. Throughout this period, evidence of hunting and settlement along the fertile bottomlands of creek and river valleys is to be found. While the Middle Creek floodplain certainly saw prehistoric activity, the majority of the archaeological fabric identified by survey so far consists primarily of undefined and Middle Archaic (6000-3000 BCE) period lith scatter, suggesting that this bottomland was a low activity, hunting, and temporary open habitation area.⁵

³ <http://www.achp.gov/nrcriteria.html>

⁴ U.S. Census Bureau, State & County QuickFacts: Sevier County, TN

⁵ Pace, Robert A. 1997. *An Archaeological Survey of Proposed Middle Creek Road Alternatives, Sevier County, Tennessee.*

4.2 *Historic Period (1600-1900 CE)*

Throughout the first half of this period, the Overhill Cherokee dominated eastern Tennessee, and the area now represented as Sevier County. Originally mountainous peoples at the time of the Spanish exploration incursions of de Soto and Pardo in the 16th century, by the late 17th century they had become the dominant tribe in the area—using the land primarily as a hunting ground. Two branches of the Great Indian War and Trading Path crossed the county and were intersected by the Indian Gap Trail to Carolina, passing through what is contemporary Pigeon Forge. These trails were used extensively by the Indians as a primitive “interstate highway”.

Beginning in the early 1700s, Colonial traders of British allegiance, primarily from Virginia and Carolina began to travel these paths and establish relations with the native Cherokee. By mid century, permanent garrisons in the region were established by Euro-American interests—both as formal and informal outposts of trade and political influence. An increasing number of whites began trickling into the area on exploratory and survey missions, and tensions subsequently rose due to the threat of settlement and sentiments generated as a product of the Revolutionary War.

A series of regional skirmishes erupted in the latter part of the 1700s—which effectively led to a major withdrawal of the Cherokee from the Sevier County area. As native populations retreated, by the 1780s an influx of settlers began to cluster along the French Broad River and Boyd’s Creek. In 1785, the Treaty of Dumplin Creek paved the way for more settlement—and pioneers began “forting up” along various tributaries of the Little Pigeon into surrounding hollows, coves, and the mountainous regions.

Among the early settlers into the Middle Creek Valley was Robert Shields, who in 1786 established a small fort approximately half-way between the current city of Pigeon Forge, and the site of Resource B881. Although this location did not see any action in the various conflicts with the native Cherokee, it served as a gathering point for those who were traveling along the Middle Creek area to build farmsteads and community. It was not until about 1800 that all Cherokee threats to the area ceased, and settlement of this area and the Smoky Mountain foothills began in earnest.

Shield’s land was later purchased by Horatio Butler in 1797, and remained a noted stop along the path up the Middle Creek Valley. Beginning in the first quarter of the 19th century, traveling “circuit rider” religious revivals were fairly common from the current borders of Pigeon Forge all the way up Middle Creek toward Bacon Hollow. As more settlement through the early 1800s began to cluster along the banks of Middle Creek, a tight community of interrelated yeoman farmers and planters was established. The

descendants of those early settlers remained on tracts and parcels claimed in the 19th century until well into the middle part of the 20th century and onward.

Growth during this time brought a great deal of skilled and semi-skilled tradesmen, farmers, planters, loggers, and entrepreneurs into the area. In the early teens of the 1800s, various operations began to cluster about a section of land owned by Mordecai Lewis along the Little Pigeon River—including an iron foundry and several mills. This was the formal beginning of what would later become the City of Pigeon Forge.

The lack of well developed access to the county slowed growth, but prior to 1900 a solid local economic base was to be had exporting timber, crops, small manufactured goods, and pottery along the system of wagon trails leaving Pigeon Forge. A nearby spring (Henderson) had become a resort by the 1870s, drawing visitors to the area. This might be said to be the beginning of the City's tourism industry. All of this however, brought little change to the Middle Creek Valley, and families such as McCarter, Love, Loveday, and Whaley quietly worked their farms in the project area.

4.3 *Modern Period (1900-2009 CE)*

Transportation issues remained problematic through the first quarter of the 20th century. The area of Pigeon Forge and Middle Creek changed little during this time. It was not until the 1930s that the founding of the Smoky Mountains National Park and the work of the Tennessee Valley Authority began a campaign of road improvement and bridge building. Improvements to US 441 to Gatlinburg in the 1950s opened the Pigeon Forge area up to increased traffic.

The critical change to come and what would ultimately transform Pigeon Forge and Middle Creek was the incorporation of the City of Pigeon Forge, and the construction of Rebel Railroad by Grover and Harry Robbins. Built upon the site that would later become Dollywood, this tourism attraction went through several evolutions, being known variously as Goldrush Junction and Silver Dollar City.

Aggressive support of economic policies led the City of Pigeon Forge to create a haven for tourism and leisure visitor development—built upon attractions, discount malls, and theme parks quickly achieved success. In 1985, Silver Dollar City was transformed into Dollywood—and in 2001 Dolly's Splash Country was opened in the viewshed of the Middle Creek resources evaluated in this report. Widening of the former two lane Middle Creek Road in the late 1990s and early 2000s into Veteran's Boulevard helped to develop an understanding of the archaeological prehistory of the project area—and current improvements form the basis of need for this study.

5.0 Development Impact

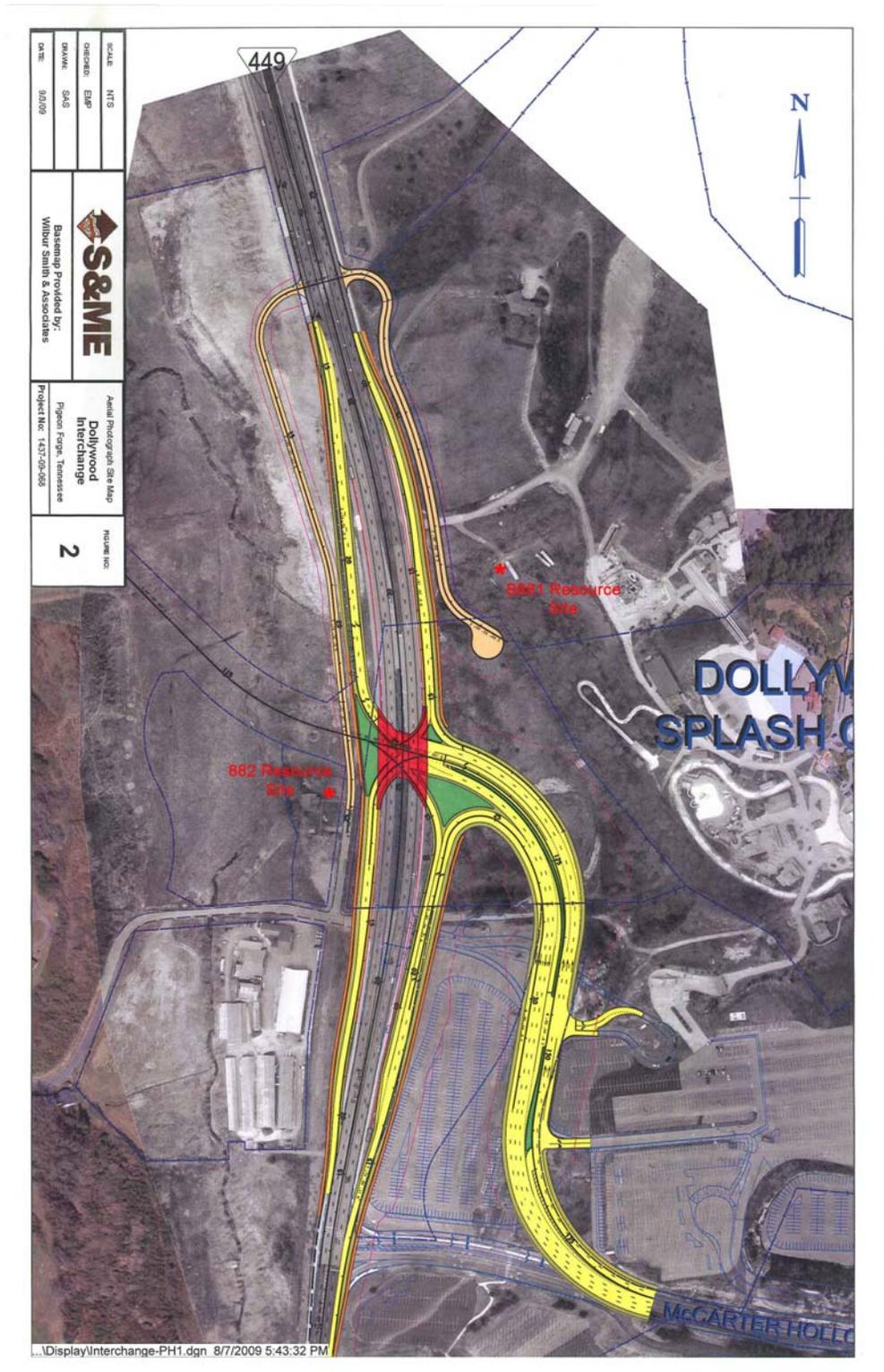


Figure 2—Proposed Interchange footprint and resources (courtesy of S&ME, Inc.)



Figure 3—Aerial view of current roadway and location of resources B881 & 882

Governmental units generally expending public dollars for a variety of public works projects (including transportation) are expected to execute a good faith effort to protect significant historic resources that may be encountered in a project area. The process for accomplishing this is laid forth in *36 CFR 800—Protection of Historic Properties*.

In this, the local, state, or federal entity or jurisdiction exercising public funding streams and/or supervision of the project should plan as closely as possible with NEPA⁶, and in the case of Tennessee, TEER⁷ protocols to identify any existing or potentially eligible National Register of Historic Places properties, and assess any direct impacts or adversarial issues that may exist within the surrounding Area of Potential Effect [APE].

While the identified resources in this study are not directly within the footprint of the proposed interchange improvements, they are within the APE, and therefore must be assessed for eligibility and subsequent adversarial effect and mitigation planning.

⁶ National Environmental Protection Act

⁷ Tennessee Environmental Evaluation Review—Tennessee Department of Transportation.

6.0 Farmscape Evaluation

6.1 *Single Family House (SCHR 882)*



Figure 4—Landscape view of site complex

Situated on the north side of present day Veterans Boulevard, and with access from a section of the old Middle Creek Road stands this single story, vernacular style house. Known locally as the Royce Loveday House, it is positioned centrally in what appears to be a 1+ acre parcel of domestically maintained land bordered to the rear by Middle Creek, and to either side by approximately 2± acres of hay fields. In addition to the house, there are three additional buildings forming the immediate domestic compound.

The house itself measures approximately 48' wide, and 32' deep, and is built on a slight grade falling north toward Middle Creek. This is consistent with the use of mill sawn, dimensional lumber used a balloon framed building. The roof is a 4/12 pitch, most likely with a ridgepole rafter construction. It is a crimped and soldered standing seam metal panel system, original to the construction of the house. The exterior wall frame itself is supported on a full perimeter brick foundation, with a partial basement. The principal investigator did not tour the interior of the house, but the floor plan was evident through the window view. There is no architectural elaboration or adornment.

Attached to the front of the house, and off center to the façade is a front screened entry porch, with a gable end projecting forward. It is original to the construction of the house. Windows are a 3/1 divided light style, popular in the 1920s and 1930s. Projecting from the rear of the house, and nearly the full length is an 8' deep addition with steps and open porch landing. The addition is of framed construction, and supported by a concrete block perimeter foundation, forming a walk-in basement. The steps and landing are also formed up from concrete block, with poured concrete tread and landing deck.

The house itself is currently served with running water, septic tank service, and 100A electrical service. It is sheathed with weathered aluminum siding and faux shutters, which appears to have been applied during the rear addition process. Internally, the original plan is of a four room design, with a living area and bedroom to the front, and bedroom and kitchen/dining area to the rear. This was a very common configuration for rural Appalachian housing in the late 19th and into the mid-20th century.

A double hearth chimney is located to the front-off axis position providing heat to the front living area and bedroom. It does not have central heating or cooling. As built, the house did not have an internal bathroom, as evidenced by the privy remaining in the back. The space created by the addition to the rear provided that convenience.

In general, the house is well kept and maintained, with some deterioration noted in the mortar of the exterior chimney flue. According to the occupant and previous historic survey documentation conducted by the Tennessee Historical Commission, the house was constructed in 1939 by Royce & Lucy Loveday. Based upon the type of building materials, siding, and other factors, it is apparent that the addition was built in the early to mid-1960s. All factors considered, this house is a common pre-WWII vernacular rural domicile—representative of numerous others in the area and Central Appalachian region.

Additional photographs are shown in Appendix C.

6.2 *Single Car Garage*

This building is located to the west of the main house. It is a front facing gable end, single car garage with a divided tool or storage pen. It measures approximately 12'x12', and is a pole and rafter design, sheathed with wooden lap siding. It has a bare dirt floor, and is covered by a V-Crimp galvanized steel roof. The pitch of the roof is a 3/12, and sports an open tail rafter on the eaves.

Given the construction style and materials, it is apparent that this structure dates from a later time than the main house—most likely the late 1940s to early 1950s. At the time of this assessment, the garage was in extreme disrepair—with the rear wall disintegrating and near collapse.



Figure 5—Front entry to garage

6.3 *Poultry House*

To the east and rear of the main house (behind the garage) and along Middle Creek is the poultry house. Measuring approximately 16'x6', it is of a lean-to shed design, with open rafter tails and rough sawn, vertical batten siding. The building is divided into two sections: the nesting and primary scratch area to the left, and either an expanded scratch or utility area to the right. It is covered with V-Crimp galvanized steel sheets, and openings are screened to contain the birds.

This building is in a general state of disrepair, and corresponds to the time period in which the main house was built. It is filled with debris, and indicates a substantial time period since it was a working element of the domestic compound.



Figure 6—Front view of poultry house