

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Natural and Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

William R. Ellerson House

Hot Springs, Madison County, MD0296, Listed 09/11/2018

Nomination by Sybil H. Argintar, Southeastern Preservation Services, with NC HPO staff

Photographs by Sybil H. Argintar & Angela Newnam, March 2017 and July 2017



Front (southwest) façade and side (southeast) elevation, facing northwest



Living room, view west

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Ellerson, William R., House

Other names/site number: N/A

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 320 Gahagans Road

City or town: Hot Springs State: NC County: Madison

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D

Signature of certifying official/Title:

Date

North Carolina Department of Natural and Cultural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: single dwelling

Current Functions

(Enter categories from instructions.)

Commerce/Trade: Inn

7. Description

Architectural Classification

(Enter categories from instructions.)

Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

WOOD: shingle

BRICK

STONE

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The William R. Ellerson House, located at the end of Gahagans Road in Hot Springs, North Carolina, in Madison County, sits high on a hill in a secluded and private setting on an approximately nine-acre wooded parcel of land above and to the east of River Road. The frame, two-story, hip-roof, Craftsman-style house faces southwest, overlooking the French Broad River and downtown Hot Springs, as well as Deer Park and Spring Creek mountains to the southwest. To the southwest, the landscape in front of the Ellerson House becomes a steep and wooded hill descending to River Road, though the trees obscure the view of the road from the house. There are additional single-family homes to the south; A late-twentieth-century residential complex occupies an 8.3-acre parcel to the south along Gahagans Road and there are a handful of historic dwellings that front on River Road. United States Forest Service land borders the property to the northeast. The National Register boundary follows the parcel line, except at the west (southwest) edge where the National Register boundary meets the road right-of-way along the east side of River Road.

Within the National Register boundary are the house and two non-contributing sheds. A tall, uncoursed rubble-stone retaining wall buttresses the property on the hillside, encircling the south and west sides of the house. The current approach road, winding north to the main house from U.S. 25/70, is gravel. The smaller of the two sheds, added to the property in 2017, sits directly behind the house, while the second shed (circa 1960 with a 2017 addition) is located roughly eighty yards to the east. To the rear of the house are remnants of an historic road descending sharply down the hill to the northwest and continuing to River Road below. Approximately seven acres of the property consist of mature evergreen and deciduous trees and shrubs characteristic of the rest of the southern end of Roundtop Ridge. The house is surrounded to the northwest and south by wooded acreage and within its immediate vicinity by a gently sloping grade. A graveled driveway historically encircled the house. Additional notable stonework on the property consists of the course-rubble, mortared granite and sandstone front steps that are divided into two sections, each framed by stone piers and cheek walls. The first four steps lead up from the former circular driveway to a stone landing on the lawn just below the porch, and the second four steps lead up from the lawn to the porch. Remnants of a low, mortared rubble-stone retaining wall with stone piers remain on the interior of the circular driveway to the southwest of the house. This wall was extended around the perimeter of the dwelling in 2017.

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Narrative Description

Ellerson, William R., House. 1926. Contributing.

The house faces southwest, as illustrated in the attached map and floor plans, but for ease of description, it will be discussed in the narrative as if oriented with the façade facing due south. The house has an L-shaped footprint and a shallow hip roof recently clad in cedar shakes. The roof structure features exposed rafter tails supporting a wide overhang and dormers on the south and east sides. The house rests on a locust post and brick pier foundation with later brick infill between the piers. There is a central brick-and-stone chimney with two additional interior brick chimney stacks. The main block of the south (front) elevation of the house has a hip-roof dormer and three bays on each story. On the first story, beginning on the west end, is a single-light-over-two-panel wood Dutch door flanked by diamond-pane-over-one double-hung wood windows. While this door serves as a separate entrance into the house, the historic use of this room is unknown. To the east of this is a single-shoulder chimney with a stone base and a brick stack flanked by multi-light double-leaf wood doors opening onto the front porch. On the east side of the south elevation, a two-story ell projects forward. The ell has a bank of five four-vertical-over-one double-hung wood windows on the first story and a pair of four-vertical-over-one windows on the second story on its south elevation. The west elevation of this wing is a single bay facing the interior of the porch. On the first story, a pair of four-vertical-over-one double-hung wood windows flanks a single-light-over-two-panel wood Dutch door. The second story contains a single four-vertical-over-one double-hung wood window. The original front porch has a concrete block foundation and shingled square posts that replicate the original porch posts based upon documentary photographs from 1945. These photographs indicate the porch was originally supported by a pier or post foundation covered by lattice screening. This evidence suggests the concrete block foundation was added circa 1960 or later. The porch floor is finished with flush boards, and the ceiling features exposed rafters that support flush-board roof decking. Mortared, course-rubble granite and sandstone steps with stone cheek walls and a low stone retaining wall are centered upon the chimney and lead up to the porch from the level grassy area below.

The east elevation of the house has two bays on the first story and three bays on the second, and a hip-roof dormer centered over the central window. At the south end of the first story is a hip-roof porch with square wood posts and a replacement railing that matches porch railings elsewhere on the house. The six-light-over-two-panel door is flanked by a four-vertical-over-one window to the south and a pair of identical windows to the north. There is one additional single window at the north end of the first story. The second story has three single window bays.

The north (rear) elevation of the house has four bays on the first story and six bays on the second. At the east end of the first story is a double four-vertical-over-one window. This window replaces a wood three-light-over-three-panel door added to the house after 1945 when an inset porch was enclosed with weatherboard siding. The next bay to the west is a tripartite wood double-hung window consisting of a diamond-pane-over-one window flanked by one-over-one windows. The porch to the west of this has been rebuilt following the outline of the hip roof that was visible on the shingle siding. The covered porch extends eastward as an

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uncovered deck with wide wood steps. The door from the covered porch to the interior has a single light over two panels as elsewhere on the first-story exterior. West of this is a bank of three windows, all of which are diamond-pane-over-one sash.

The west elevation of the house has a single bay on the first and second stories. On the first story, there is a tripartite window containing wood diamond-pane-over-one sash. The second story has a bank of three four-vertical-over-one windows.

The first-floor interior of the house is an open plan orienting the living room in the center, a small room to the west of this, and the kitchen and dining area to the east. To the north of the kitchen is a bath and storage area that was formerly a porch. The second floor has a large central hall with bedrooms and baths to the east and west. Woodwork and additional details on the interior of the first floor include consistent-width, narrow-board oak floors; exposed beams running perpendicular to narrow bead-board ceilings; rubble-stone chimney breasts in the living room, room to the west of the living room, and kitchen; and plaster walls.

The living room is entered from the front porch through either set of multi-light double-leaf wood doors that flank the chimney. Dutch doors open from the living room to the west end of the house. To the west of the living room is a small room with its own porch entrance, as noted above. This room has a rubble-stone chimney breast with a heavy oak shelf supported by projecting stones on the east wall, as well as bead-board wainscot, chair rail, and low-pile velvet fabric applied directly to flush-board walls. The fabric replicates the general appearance of the painted burlap that originally covered the walls but was too brittle to retain. The stone chimney breast in this room has a wide hearth framed by mortared, rough-cut granite and sandstone piers and tall rubble-stone voussoirs with a keystone facing the flat arch of the shallow brick firebox. Below the oak mantel shelf are two additional stone courses, one of flat narrow stones and one of random-size stones with a single upright stone in the center. Projecting stone brackets support the shelf, and the stone chimney breast continues from the mantle to the ceiling. The ceiling has exposed beams running perpendicular to narrow beaded boards. These beams differ from other exposed beams on the interior of the house, both in their larger dimension and in the joinery details found at the frieze band and ceiling junction.

The living room is a large, open space in which multi-light double-leaf wood doors on the south wall flank another mortared, rubble-stone chimney breast with a wide hearth and roughly cut stone voussoirs with a keystone facing the flat arch of the brick firebox. There is a single course of random-cut stone beneath the heavy oak mantel shelf, and projecting stones support the shelf at each end. The stone chimney breast continues from the mantle to the ceiling. A closed-string staircase rises against the interior wall on the west end of the room. The staircase has a paneled stair end, a simple square newel post, square balusters, and a molded handrail. There is a storage area beneath the stairs, and doors leading into the room to the west open into the living room on either side of the staircase. The ceiling has exposed beams running perpendicular to narrow beaded boards. An added boxed beam at the east end of the living room separates this room from the kitchen.

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At the east end of the first floor is a kitchen in which exposed beams run in the opposite direction of those in the living room. The kitchen layout consists of a large free-standing island with a sink as well as the food preparation area on the north side and a larger dining area to the south. Appliances and cabinets installed in 2017 are located along the east wall. A boxed beam on the ceiling defines the kitchen and dining areas. There is no physical separation between the kitchen and the living room, or the kitchen and the dining area. The current kitchen layout is a change made after 1945, based on information from the Gahagan family. On the north wall of the kitchen, there is a mortared rubble-stone chimney breast with stone pillars framing the hearth opening, roughly-cut stone voussoirs with keystones facing the flat arch of the brick firebox, and a row of projecting stones supporting the thick oak shelf above the soldier course. The stone chimney breast continues from the mantle to the ceiling. After 1945, the Gahagan family added a bathroom and a storage room north of the kitchen when the porch was enclosed at this corner of the house. As part of the 2017 renovation of the house, the current owners created a bedroom and bathroom in this space. The bedroom has wood floors and a pair of four-vertical-over-one windows.

From the first-floor living room, the stair rises to a landing at the north wall and turns ninety degrees to continue for a few steps before terminating in a wide hall roughly at the center of the second floor. Leading east from the stair hall is another hallway accessing three bedrooms and two bathrooms. The hallway extends east from the central stair hall for the depth of one room, with a bathroom to the north and bedroom to the south. This bathroom is original to the floor plan. The hallway then turns forty degrees to the south, with the second bathroom and small closet to the north. During the 2017 rehabilitation, this bathroom was retrofitted in a utilitarian space used as a large storage closet. The hallway then turns forty-five degrees to the east and ultimately terminates at the east end of the building. To the north and south are bedrooms. To the west of the stair hall are a fourth bedroom and third bathroom that is original to the floor plan. Each of the commodious bedrooms features a built-in closet. Woodwork on the second floor consists of heart-pine floors, stair rail with simple square posts and balusters, picture molding, two-panel doors with glass knobs, and plain door and window surrounds.

Renovation work undertaken in 2017 revealed that the cedar shingles used to clad the house came from Lake Riley Lumber Company in Hazel, Washington (a company that was in business by 1922), and that some of the flooring was milled at a local sawmill, the Hot Springs Lumber Company.

Shed. ca. 1960, remodeled 2017. Non-contributing.

Located roughly 220 feet east of the dwelling is a large, one-story, gable-roof, wood-frame storage shed that faces northeast. The building is finished with wood paneling and features a pair of sliding doors on metal tracks, which are centered on the façade and flanked by fixed multi-pane wood windows. The side elevations feature similar bands of fixed multi-pane wood windows. Remodeling work undertaken in 2017 converted this building from a utilitarian outbuilding to a multi-purpose recreational space. At that time, an addition was built on the southwest elevation that resulted in the rear of the building being set against the hillside. A

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poured concrete walkway roughly three feet wide wraps around the façade and side elevations.

Shed. 2017. Non-contributing.

During the 2017 rehabilitation, a small, one-bay-square storage shed was added to the property near the east corner of the dwelling. Facing southeast, the wood-frame structure is finished with painted plywood and features an asphalt-shingle-clad shed roof with exposed rafter tails.

Integrity Statement

The Ellerson House, built in 1926 and eligible for the National Register of Historic Places under Criterion C at the local level, retains the historic integrity necessary to convey its significance. The house possesses a high level of integrity of design, materials, and workmanship and retains physical features that characterize it as an excellent representation of Craftsman-style architecture in Hot Springs, North Carolina.

On the exterior, integrity of design, materials, and workmanship is evident in the original form, massing, finishes, and decorative details. The two-story, L-shaped house, clad in original wood shingles, has a cross-hip roof, hip-roof porches, and hipped dormers, all with exposed rafters. It features original massive stone and brick chimneys, including one with an outdoor stone hearth beneath the main porch. Original massive stone steps and cheek walls lead to the main porch. The house retains characteristic wood multi-over-single-light window sashes that contain either four vertical lights or diamond panes in the upper sash. Original multi-light double-leaf wood doors and wood Dutch doors, some with diamond upper panes, also remain in place. All changes to the original exterior construction have been minor, in a discreet location, or are historically sensitive in-kind replacements based on photographic evidence. The post-1945 enclosure of an inset porch occurred on the rear of the house early in its history, and the exterior wall was seamlessly blended with matching wood shingles. Restoration of the primary porch's massive wood-shingled porch piers and wood lattice along the porch foundation were based on historic photo documentation. During the 2017 restoration of the house, new wood shingles replaced the non-historic asphalt shingles on the main and porch roofs, and new planters have been added between porch posts to act as barriers at the edge of the porch. These most recent changes are in keeping with the house's original color scheme and other aesthetic choices, are appropriate to the overall feeling of the property, and are not visually intrusive in any way.

The interior also retains a high level of integrity of design, materials, and workmanship. The original plan remains intact. Over time, owners completed minor first-floor interior changes to accommodate modern functions, but the changes have not affected the overall integrity of the property. These changes include a bathroom installed after 1945 within the former rear inset porch and recent renovations to the existing kitchen and bathrooms. Overall, the interior retains character-defining original features including plaster walls, wood floors, wood baseboards, and exposed beams running parallel to narrow bead-board ceilings. The original paneled main stair with simple square newel post, square balusters, and molded handrail remains intact. The house features three mortared rubble-stone chimney breasts with soldier-course stone and heavy oak mantel shelves.

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The Ellerson House also retains integrity of location, setting, and association. It remains in its original secluded and private setting on approximately nine of its original thirteen acres, set atop a hill overlooking downtown Hot Springs and nearby mountains. The United States Forest Service maintains the historic views from the rear of the house. Restored local stone retaining walls line the road leading to the looming Craftsman-style house. The surrounding acres are still wooded and free from new development. The house's siting in its original picturesque location, the intact original design and workmanship, and use of wood and stone on the house and in its landscape, all work in conjunction to create an organic feeling for the home, a hallmark of the Craftsman style.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

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Period of Significance

1926

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Candler, Charles, Builder

Lawson, H. F., Builder

Templin, Raymon, Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The William R. Ellerson House in Hot Springs, North Carolina, is eligible for the National Register of Historic Places under Criterion C for its local significance in the area of architecture. Built in 1926, the Ellerson House is an excellent representation of Craftsman-style architecture in Hot Springs, Madison County. The Ellerson House exhibits character-defining features of the Craftsman style, including a low-pitched hip roof with exposed rafter tails below a deep eave, broad, low-profile hip-roof dormers with exposed rafter tails, shingle siding, a stone and brick chimney, and interior elements typical of the style including exposed ceiling beams, stone chimney breasts with thick oak mantel shelves, square newel posts, and bead-board wainscot. The Ellerson House is one of only a few houses built in this style in Hot Springs in the first quarter of the twentieth century, and it is set apart from others within the town due to its larger scale, high level of architectural detail and integrity, and setting within nine acres, high on a steep hill overlooking the French Broad River and the town of Hot Springs. The approximately 8.12-acre National Register boundary follows the parcel line, except at the west (southwest) edge where the National Register boundary meets the road right-of-way along the east side of River Road, which is not visible from the house due to woodlands.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historic Background

Madison County was formed in 1851 from portions of Buncombe and Yancey Counties. As noted in *A Guide to the Historic Architecture of Western North Carolina*, Madison County was once known as “[...] the ‘Kingdom of Madison’ for its isolation and the independence of its people,” creating,

a dual heritage that encompasses rural mountain culture and a once-great mineral springs resort at Hot Springs. Bisecting the steep terrain, the French Broad River courses through its narrow gorge from Asheville to Paint Rock at the Tennessee state line. The southeast part of the county traded with Asheville, while the north and west sections were oriented to Greeneville, Tenn[...].¹

Euro-American history in Hot Springs (originally known as Warm Springs) precedes its incorporation in 1893 by more than one hundred years. Early explorers and travelers throughout the area learned of the thermal springs as early as 1788, and the town was named Warm Springs because of this natural geologic phenomenon. Early Warm Springs included the thermal springs,

¹Catherine W. Bishir, Michael A. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina*, (Chapel Hill, NC: The University of North Carolina Press, 1999), 247.

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a tavern, and a stagecoach stop. By the beginning of the nineteenth century, there were hotels and guesthouses throughout the Warm Springs area, the most well-known of which was the

Warm Springs Hotel, originally owned by Philip Hale Neilson, and later owned by James W. and John E. Patton.² James H. Rumbough bought the Warm Springs Hotel from Patton on October 20, 1866.³

The town's tourism industry was spurred on by the arrival of the railroad to Hot Springs in 1882. The Warm Springs Hotel burned in 1884, and Rumbough then built the Mountain Park Hotel on one hundred acres in 1886. The new hotel was four stories tall, had two hundred guest rooms, electricity, steam heat, bowling alleys, billiards, tennis, swimming, horses, a theater, and its own orchestra.⁴ The same year the Mountain Park Hotel was built, hotter thermal springs were discovered and the name of the town was changed to Hot Springs. In 1912, Rumbough sold the hotel to his son James Edwin Rumbough of Asheville, but in 1920 the hotel burned. A third hotel, the Hot Springs Inn, was built in 1926, but it eventually burned in 1977.⁵

The history of Hot Springs is also closely tied to transportation. Early wagon roads followed Cherokee trails along the French Broad River and linked Tennessee and South Carolina. Warm Springs was one of the early towns located along this route. The 1828 completion of the Buncombe Turnpike, which followed older road alignments along the French Broad River, linked Greeneville, Tennessee, to Hot Springs, Marshall, Asheville, and Greenville, South Carolina.⁶ By 1868, the East Tennessee and Virginia Railroad had been completed from Morristown, Tennessee, to Paint Rock, North Carolina, just north of Warm Springs. By 1880, the Western North Carolina Railroad had been completed as far west as Asheville. Finally, by 1882, the last link of this rail line from Asheville to Paint Rock through Hot Springs was completed. The population of Hot Springs in 1890 was 160, and the town included two boarding houses.⁷

After the railroad arrived in 1882, Hot Springs began its most significant period of growth. By 1904, Hot Springs' population reached 445, and it boasted five hotels, four general stores, and one private school, the Dorland Institute. There were two additional general stores, two lumber companies, and three boarding houses.⁸ Telephone lines reached the town in 1908, when lines were built from Asheville to Morristown, Tennessee, through Weaverville, Ivy River, Marshall, Walnut, and Hot Springs.⁹ By 1910, Hot Springs' population numbered eight hundred, and the town included three churches, one school, one bank, one doctor, one druggist, four general

² "History of Hot Springs, North Carolina," Survey files for Hot Springs, North Carolina, Office of Archives and History, Western Office, Asheville, North Carolina, 25.

³ David C. Cunningham, Unpublished paper for History 450, Mars Hill College, December 9, 1969, 8. Located in Pack Memorial Library, Asheville, North Carolina.

⁴ "History of Hot Springs, North Carolina," 26.

⁵ Cunningham, Unpublished paper for History 450, Mars Hill College, 10.

⁶ Jinsie Underwood, *This Is Madison County*, Self-published, 1974, 17.

⁷ "History of Hot Springs, North Carolina," 20.

⁸ *The North Carolina Yearbook* (Raleigh, NC: *The News and Observer*, 1904), 96.

⁹ Della Hazel Moore, *Yesteryears of Hot Springs, North Carolina*, Self-published, 1994, 3.

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stores, and three boarding houses. Due to the increased demand for building supplies, two lumber companies had opened.¹⁰

By the 1920s, when the William R. Ellerson House was built, access to the resort town of Hot Springs had become easier. Rail lines from Tennessee and Asheville connected the town to the surrounding communities, and on July 2, 1926, State Highway 209 opened from Lake Junaluska in neighboring Haywood County through Spring Creek to Hot Springs, allowing easier automobile access to the town.¹¹ U.S. Route 25/70 (Bridge Street) was paved in 1928, improving yet another route into town. This ease of access contributed to a continued period of economic prosperity for the town, as it continued to be a popular tourist destination.

One major tourism-related project in the town was Hot Springs Cabin Estates, which had plans to build twenty-five log cabins, a lake, and a hunting and fishing lodge available for visitors. In 1926, the Estates built a log office building in town to entice tourists to build similar cabins on the lake property.¹² Hot Springs continued to grow through the 1920s as evidenced by the number of new commercial buildings constructed during this time. The old frame store buildings from the late nineteenth century were torn down to make way for the more substantial brick ones, a sign of the town's wealth and prosperity. Hot Springs in the 1920s was a recreational mecca for river enthusiasts, as the largest rapid on the French Broad River was located near the town.¹³

Though located at a distance from—and on the hill above—downtown Hot Springs, the property on which the William R. Ellerson House is located was of particular interest to speculators in the early twentieth century as the town's tourism industry grew. George Parmly Day (1876 - 1959) bought three acres on March 13, 1905 from Frank Roberts (1871- 1931) and four and one-half acres on April 30, 1906 from John C. Rumbough.¹⁴ The 4.5 acres bought from Rumbough were purchased for \$275. The deed for the Roberts tract notes the presence of a bungalow, and the purchase price of \$1200 reflects the value of a house.¹⁵ Day, from New Haven, Connecticut, founded the Yale University Press in 1908 and went on to become the university's Treasurer from 1910 to 1942.¹⁶

Born in Richmond, Virginia, William Roy Ellerson (1884 – 1931) lived in Asheville from 1906 to 1913. While there, he worked at the Asheville Hardware Company, owned by his father

¹⁰*The North Carolina Yearbook* (Raleigh, NC: *The News and Observer*, 1910), 169. One of the lumber companies, the Hot Springs Lumber Company, provided at least some of the flooring for the Ellerson House. This fact was discovered during the 2017 renovation of the property.

¹¹Moore, *Yesteryears of Hot Springs, North Carolina*, 169.

¹²Jacqueline Burgin Painter, *The Season of Dorland-Bell: History of An Appalachian Mission School* (Appalachian Consortium Press, 1996), 168. It is not known if any additional cabins were built. See also "Hot Springs on A Boom," *Marshall News-Record*, July 9, 1926.

¹³Madison County Heritage Book Committee, *Madison County, North Carolina Heritage, Volume I*, (Waynesville, NC: Don Mills, Inc. and The Madison County Heritage Committee, 1994), 4.

¹⁴ Madison County Deed Books 18, 388 and 21, 86.

¹⁵ Madison County Deed Book 18, 388.

¹⁶ "Yale's New Treasurer," *The Indiana Gazette*, January 14, 1910.

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Andrew Roy Ellerson, as a clerk and, later, buyer.¹⁷ By 1910, he was secretary-treasurer of the company and roomed in an apartment building on West Chestnut Street in north Asheville.¹⁸ From 1913 to 1915, Ellerson lived in Tennessee at a property known as Ingleside after he married Eleanor Carmichael, daughter of Whitfield C. Carmichael, of Asheville, in October 1913.¹⁹ The Carmichaels were prominent in Asheville as the owners of Carmichael's Pharmacy, and newspaper accounts of the Carmichael-Ellerson wedding noted that the couple would be living in Tennessee.²⁰ When Eleanor Carmichael Ellerson died in 1918, her death certificate listed her residence as Hot Springs township.²¹

The following year, William Ellerson began a business affiliation that would profoundly impact the rest of his life. Ellerson began working with Edwin Wiley Grove, tonic purveyor-cum-real estate developer in 1919, after Grove had completed the highly successful Grove Park Inn in Asheville and while he was embarking on the development of the popular Grove Park neighborhood on the city's north side. After the Flood of 1916, Grove acquired 40,000 acres of land in Madison County, North Carolina, and Green, Unicoi, and Washington counties, Tennessee, which he bought from the Laurel River Logging Company. On roughly 20,000 acres of that land, he established the Laurel River Livestock Company, a cattle ranch headed by Ellerson, who served as General Manager at the salary of \$400 a month.²² The exact location and full extent of the Laurel River Livestock Company Lands are not known, but included property on the northeast side of the French Broad River near Hot Springs.²³ The 1920 census identifies Ellerson as a widowed farmer in Hot Springs.²⁴

It was around this time that Ellerson acquired the property on the hill overlooking the French Broad River and downtown Hot Springs.²⁵ In addition to purchasing land from George Parmly Day for \$2000,²⁶ Ellerson later purchased two more parcels. In 1921, he acquired land from Jeff

¹⁷ Hill Directory Company, *Asheville, N.C. Directory 1906-1907* (Richmond, VA: Hill Directory Company, 1906), 87. See also Ernest H. Miller, Ed., *City Directory of Asheville, North Carolina Vol. VII [1907-1908]* (Asheville, NC: Piedmont Directory Company, Inc., 1907), 112.

¹⁸ Ernest H. Miller, Ed., *City Directory of Asheville, North Carolina Vol. IX [1910]* (Asheville, NC: Piedmont Directory Company, Inc., 1910), 161.

¹⁹ "Wedding Plans," *Asheville Citizen-Times*, September 29, 1913.

²⁰ "Carmichael-Ellerson," *Asheville Gazette-News*, October 2, 1913.

²¹ Death certificate for Eleanor Carmichael Ellerson. *North Carolina, Death Certificates, 1909-1976* [database online]. Provo, UT, USA: Ancestry.com Operations, Inc, 2007. Accessed May 11, 2018.

²² "Big Land Sale," *Asheville Citizen-Times*, January 1, 1920. See also Circuit Court of Appeals, Fourth Circuit, *Ellerson v. Grove*, October 21, 1930, Leagle, www.leagle.com/decision/193053744f2d4931380. Accessed May 22, 2018. Adjusted for inflation, Ellerson's \$4,800 annual salary was roughly equal to \$68,000 today.

²³ "From Hot Springs," *Marshall News-Record*, December 4, 1925.

²⁴ Federal Census Record, 1920. The census reference to Ellerson as a farmer is most likely due to his work at the Laurel River Livestock Company, as opposed to the more common agricultural work involved in production crops like tobacco or subsistence farming in rural Madison County.

²⁵ Madison County Deed Book 18, 388, Frank Roberts to George Parmly Day; Madison County Deed Book 38, 528, George Parmly Day to W. R. Ellerson. The deed from Day to Ellerson notes Tract 2 is the land "on which the Roberts bungalow is situated." Although early deeds note that the "Roberts bungalow" was located on the property as early as 1905, there is no indication that the extant dwelling is or incorporates this building.

²⁶ Madison County Deed Book 38, 528.

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Bruce and, three years later, from John C. Sanders. In all, he amassed approximately 13.5 acres.²⁷ Through the 1920s Ellerson's social status in Hot Springs rose dramatically. In 1922, he married Jean Garrett (1890–1934) of Hot Springs, a graduate of the Normal School in Asheville and Dorland-Bell School in Hot Springs. She worked as a librarian at the Dorland-Bell School.²⁸ In 1924, Ellerson ran for and won a seat on the Madison County Board of Commissioners, serving a two-year term through December 1926, with one year as chairman of the Commission. Ellerson was co-owner of the Madison Motor Company.²⁹ He was later engaged in the hardware and dry goods store J.W. Morris & Company, which was located near the French Broad River in Hot Springs.³⁰ In 1925, Ellerson and several other county residents formed a livestock marketing association in which Ellerson served as President.³¹

Ellerson's continued association with Grove in the 1920s included land speculation for development of a 250-room resort hotel. The building was planned to occupy a prominent site on the mountain 500 feet above downtown Hot Springs on the northeast side of the river.³² Around the same time, Grove engaged Ellerson to identify adequate commercial sand and gravel deposits in the area, with an eye toward the formation of the Grove-Ellerson Stone and Sand Company.³³

It was at this time—the height of Ellerson's career in Hot Springs—that he engaged Charles Candler and H.F. Lawson of Hot Springs and Raymon Templin of Newport, Tennessee, to build a Craftsman-style house on the mountain overlooking Hot Springs.³⁴ The house was one of the largest dwellings built in Hot Springs in the 1920s, and its full expression of the Craftsman style of architecture was unprecedented in the community. His daughter, Elizabeth, had been living in Asheville with her grandfather Carmichael.³⁵ After construction of the Ellerson family home in 1926, she moved to Hot Springs to live with her father and stepmother. As a young woman, she attended St. Genevieve-in-the-Pines in Asheville in the 1920s and later graduated from Duke University.

In January 1927, E.W. Grove died. Ellerson continued his association with Grove's estate until the following August, administering the Grove-Ellerson Stone and Sand Company and the Laurel River Livestock Company.³⁶ In 1927, William R. Ellerson borrowed \$10,000 against his four combined parcels under a Deed of Trust with John. H. McElroy, Trustee.³⁷ A November 1927 edition of the *Marshall News-Record* reported he was working in Andrews, North Carolina,

²⁷ Madison County Deed Books 45, 424 and 45, 425.

²⁸ Painter, *The Season of Dorland-Bell*, 185.

²⁹ *Marshall News-Record*, October 10, 1924.

³⁰ "From Hot Springs," *Marshall News-Record*, September 24, 1926.

³¹ *Marshall News-Record*, June 5, 1925.

³² *Marshall News-Record*, December 4, 1925. This hotel was never built.

³³ Robert C. Strong, Ed., "Bank v. Grove," *North Carolina Reports, Vol. 202: Cases Argued and Determined in the Supreme Court of North Carolina* (Raleigh, NC: Bynum Printing Company, 1932), 145.

³⁴ *Marshall News-Record*, January 8, 1926.

³⁵ Federal Census Record, 1920.

³⁶ Strong, 145.

³⁷ Madison County Deed of Trust Book 31, 141.

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in Cherokee County, while his wife, Jean, remained in Hot Springs.³⁸ In 1928, Ellerson put the property into Jean's and Elizabeth's names,³⁹ possibly due to the uncertainty of his employment. In addition, this title transfer may have been perceived as a way to protect the family's property from foreclosure, since Grove's death left Ellerson with substantial debt.

By 1930, Ellerson and wife Jean had left Madison County and were living in Hayesville, North Carolina, in Clay County, where he was superintendent of the North Carolina-Tennessee Railroad and served as president of the Bank of Clay County. Additionally, Ellerson was general manager of the Boice Hardwood Lumber Company in Madison and Haywood counties.⁴⁰ He died suddenly in 1931, and Jean Ellerson moved back to Hot Springs, where she committed suicide in the house in 1934.⁴¹

The William R. Ellerson property was lost under a default of the Deed of Trust sometime before 1938, likely after Jean Garret Ellerson died in 1934, and it was not until April 22, 1938 that Ellerson's daughter Elizabeth C. Ellerson, a resident at the time of Buncombe County, purchased her family's property at auction from John H. McElroy, Trustee, for \$2500.⁴² Elizabeth does not appear to have lived in the house, since census records from 1940 note she was then living in Baltimore, Maryland.⁴³ She retained ownership of the property until February 24, 1945, when she sold it to her father's former business partner in Hot Springs, Morris G. Buquo (1901 – 1964).⁴⁴ Buquo immediately sold the property on April 26, 1945 to George and Evelyn T. Gahagan.⁴⁵ The property remained in the Gahagan family from 1945 to 2016. It was deeded to the couple's three sons in 2008, and the portion of the property with the Ellerson House on it was deeded to Donald W. Gahagan in 2012. The current owner, Stone's Throw Hot Springs, LLC, purchased the property on August 1, 2016.⁴⁶

Architectural Context

Hot Springs developed initially as a resort community, and the town retains houses from the late nineteenth through the mid-twentieth century. Most of Hot Springs' major development occurred in the late nineteenth century, when the Queen Anne style was nationally popular. As the town evolved, other building styles came into fashion, including the Craftsman style. Today the Ellerson House is one of only a few houses built in this style that retain their architectural integrity. The Craftsman style, popular nationally in the first quarter of the twentieth century, was a building style that exhibited minimal ornamentation compared to the Victorian-era styles that preceded it and utilized natural materials that presented each element at its best. Exterior

³⁸ *Marshall News-Record*, November 18, 1927.

³⁹ Madison County Deed Book 31, 141. See also Deed Book 40, 215.

⁴⁰ "W. R. Ellerson Dies Suddenly," *Marshall News-Record and Sentinel*, February 18, 1931.

⁴¹ Death certificate for Jean Garrett Ellerson. *North Carolina, Death Certificates, 1909-1976* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007. Accessed May 11, 2018.

⁴² Madison County Deed Book 62, 390.

⁴³ Federal Census Record, 1940.

⁴⁴ Madison County Deed Book 72, 197.

⁴⁵ Madison County Deed Book 72, 195.

⁴⁶ Madison County Deed Books 457, 132; 540, 51; 613, 542. See also Plat Book 7, 424 and Plat Book 8, 275.

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details of a Craftsman-style house often included a low-pitched hip or gable roof; shingle, stone, or weatherboard siding; exposed structural elements such as rafter tails or knee braces; and use of stone in combination with other materials. Porches typically utilized shingled posts, or battered wood posts set on square brick or stone piers. Interiors emphasized the natural beauty of wood or stone, including elements such as exposed beams, built-in cabinets, and heavy mantel shelves, often in combination with stone fireplaces. While the Craftsman style included smaller one- or one-and-one-half-story bungalows and other small house forms, larger two- or two-and-one-half-story houses were not uncommon. The style often incorporated high-quality materials and workmanship, paying careful attention to details and craftsmanship in the construction and finishes.

There are only a handful of houses in the Hot Springs area that display the Craftsman style from approximately the same period as the Ellerson House, roughly 1910 to 1930, and most of them have been altered in ways that affect their architectural integrity. The Craftsman style appears to have been less popular in Hot Springs than the Queen Anne style, used during the late-nineteenth century and at the turn of the twentieth century, and the Colonial Revival style, used during the first and early second quarters of the twentieth century. Additionally, elements of the Queen Anne and Colonial Revival styles may be found intermingled in a single building. Most of the Craftsman-style houses in Hot Springs are one- or one-and-a-half-story, side- or front-gable frame dwellings sited on modest-sized lots within the town of Hot Springs, in contrast to the two-story, hip-roof, L-shaped Ellerson House historically sited on over thirteen acres on a hill overlooking the town. The William R. Ellerson House has few peers in Hot Springs, Marshall, or Mars Hill, the three incorporated towns in Madison County; however, it shares important physical characteristics with several historic dwellings in Madison County, demonstrating that its character-defining features reflect important local and regional building trends, as well as culturally-based ideas regarding how to convey wealth and influence, that appear to have been uniquely expressed for this area in this house.

The expression of the Craftsman style in Hot Springs is relatively modest. There are four one- or one-and-a-half-story bungalows in town, three of which are clad in weatherboards, and one of which has an exterior of random rubble stone with wide concrete seams. The ca. 1911 house at 92 Frisbee Street is a one-and-a-half-story bungalow with a large later addition connected via hyphen to the southeast side of the house. The oldest portion of the house retains typical features of its style and form, including an engaged front porch supported by tapered posts on brick piers, a large gabled dormer emerging from the front slope of the main roof, vertical-light windows appearing in pairs or threes, and a primary entrance within a plain wood surround. The ca. 1915 dwelling at 59 Meadow Lane mixes elements of the Craftsman and Colonial Revival styles. Like the Ellerson House, it uses wood shingles, exposed rafter tails, and decorative wood porch posts to convey the Craftsman style; however, the primary entrance uses a four-light transom and three-light sidelights above recessed panels to frame the vertical-light-over-horizontal-panel front door, and the porch posts occur in pairs of short chamfered square posts above brick piers, both elements mixing Colonial Revival and Craftsman style. The house's paired windows in plain wide surrounds are appropriate to either style. The ca. 1920 Mary Robinson House at 39 Bridge Street, a one-and-a-half-story, side-gable bungalow, features an engaged porch supported

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by wood square posts on brick piers tied by a brick bulkhead, a shed-roof dormer emerging from the front slope of the main roof, and pairs of replacement vinyl windows in plain wide surrounds. Lastly, a one-story, front-gable house at 57 Frisbee Street conveys the regional preference for incorporating local stone into dwellings and landscape features. In addition to the total coverage of the exterior in random rubble stone, the house conveys the Craftsman style through its vertical three-over-one windows, exposed rafter tails, and a hip-roof porch supported by tapered wood posts on rubble-stone piers tied by rubble-stone bulkheads. Use of the Craftsman style in Hot Springs is limited to these modest properties, illustrating that the Ellerson House is without equal in the town and immediate vicinity in its presentation of the style and the quality of the materials used to convey it.

Several houses in Madison County offer stronger comparisons to the Ellerson House in terms of their overall size, form, and/or massing than the examples previously given. The ca. 1910 dwelling at 46 Frisbee Street in Hot Springs is like the Ellerson House in size and massing. This two-story, three-bay, hip-roof frame house includes a one-story front porch covering perhaps two-thirds of the primary elevation and wrapping around the northeast corner of the house to cover the lower east elevation. Square posts tied by a paneled porch railing support the porch roof. A hip-roof dormer emerges from the front slope of the main roof. Although the individual characteristics of this house tend more toward a restrained version of Colonial Revival style, it shares basic proportions with the Ellerson House. Like the Ellerson House, the dwelling at 46 Frisbee Street is sited atop a hill. A retaining wall of course local stone separates the steeply-sloping yard from the sidewalk.

The 1914 Jeff Bruce House at 100 River Road is another large house in Hot Springs from the same general period. The Bruce House was built from a set plan sold by Sears, Roebuck and Company (Modern House no. 187).⁴⁷ The company also provided most of the building materials as part of the purchase. This eclectic catalog house was sold in the Craftsman style, but the Bruces appear to have altered the original set of plans during construction by adding elements of the Queen Anne style and through the use of local stone. The large one-and-a-half-story house once had a wraparound porch that was enclosed perhaps within one or two decades after construction. Tuscan columns on course-stone piers support the engaged porch. The unusual hip roof is truncated by gable-roof dormers emerging at the height of each slope, and is further complicated by a wide shed-roof dormer that creates a second covered porch in the half-story. The origin of this complex roof profile is not clear, as it deviates significantly from the catalog rendering. Decorative elements enlivening the roof, gables, and upper porch include knee braces, faux half-timbering, wood shingles, and curvilinear brackets. Most windows in the house consist of large single panes, some on the first story adding a narrow pane containing lead tracery. The Bruce House uses local unfinished stone to embellish the front porch, foundation, steps, and chimney, and a course-stone perimeter fence surrounds the property.

Marshall, the seat of Madison County, contains several large homes sited on a hill above the commercial center of town. Perhaps the best comparison to the Ellerson House is the James H.

⁴⁷ Bishir, Southern, and Martin, *A Guide to the Historic Architecture of Western North Carolina*, 255.

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White House at 100 Hill Street. Prominent regional architect Richard Sharp Smith designed the White House in 1903, and extensive remodeling took place in the 1920s. It was enrolled in the National Register of Historic Places in 1989. This two-story, three-bay, hip-roof frame dwelling has Craftsman-style features such as its pebbledash exterior, wide eaves with exposed rafter tails, windows in plain wide surrounds occurring in pairs and threes, and a wall dormer on the front slope of the roof. The one-story, hip-roof, spandrel-arched porch ends in a turret more typical of the Queen Anne style, likely retained from the original phase of construction. The White House includes a foundation and tiered retaining walls of local course stone.

The two-story, three-bay, hip-roof house at 436 Bailey Street in Mars Hill, Madison County's largest town, provides a final comparison for the Ellerson House. The exterior of this ca. 1912 dwelling appears substantially intact. It is clad in wood shingles, including its square porch posts and bulkhead. The house contains pairs of windows in plain wide surrounds. Rafter tails support the wide overhang of the main and porch roofs. Twelve-light windows flank the partially glazed front door.

This brief discussion of comparable properties in the vicinities of Hot Springs, Marshall, and Mars Hill demonstrates that the William R. Ellerson provides one of the best expressions of the Craftsman style in Madison County – arguably the best in Hot Springs –and retains exemplary material integrity, especially in comparison to houses having similar style, and size, form, and/or massing. The use of local stone in the chimneys, foundation, and landscape features including retaining walls at the Ellerson House reflects a regional building tradition while often surpassing it in quality of execution. Similarly, the Ellerson House makes great use of local topography, siting the house at the pinnacle of a wooded nine-acre property on a hill above Hot Springs. This use of local topography is similar to that found at other properties discussed above, arguably none of which have used it to as great effect.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: Western Office, Archives and History

Historic Resources Survey Number (if assigned): MD0296

10. Geographical Data

Acreage of Property approximately 8.12 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 35.893496 Longitude: -82.819939

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The approximately 8.12-acre National Register boundary of the William R. Ellerson House follows tax parcel (PIN number 8860822912) except at the west (southwest) edge where the National Register boundary meets the road right-of-way along the east side of River Road. The National Register boundary is shown on the accompanying survey plat of the property, on which the boundary indicated by a bold solid black line.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary encompasses approximately 8.12 acres, a portion of the roughly thirteen and one-half-acres historically associated with the house, and the majority of the current approximate 9-acre tax parcel. Four of the original 13 acres associated with the

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house have been sold, and modern single-family residences are located on the adjoining parcels. The four acres now excluded from the Ellerson House's tax parcel do not have any historic resources associated with the William R. Ellerson House's period of significance and thus do not contribute to the historic or architectural significance of the property. Most of the nominated property immediately surrounding the house has been left as woodland. The west (southwest) edge of the National Register boundary ends at the east edge of the road right-of-way, as woodlands obscure the road from the house's view and the remaining 8.12 acres provides sufficient historic setting, including the scenic drive and woodlands, to provide historic context for the architectural significance house.

11. Form Prepared By

name/title: Sybil H. Argintar with NC HPO staff

organization: Southeastern Preservation Services

street & number: 166 Pearson Drive

city or town: Asheville state: NC zip code: 28801

e-mail: sybil.argintar@yahoo.com

telephone: (828) 230-3773

date: April 18, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: William R. Ellerson House
City or Vicinity: Hot Springs
County and State: Madison County, North Carolina
Photographer: Sybil H. Argintar, Angela Newnam
Date Photographed: March 2017, July 2017

Description of Photographs

Sybil Argintar, 6/17:

1. Front of house, view northwest
2. West and north elevations, view southeast
3. Front porch, view north
4. East elevation, view west
5. Rear (north) elevation, view southwest
6. Living room, view west
7. Stone mantel in living room, view south
8. Kitchen and dining room, view southeast
9. Kitchen and dining room, view northwest
10. Second floor stair hall, view northeast
11. Second floor bedroom, view southeast

Angela Newnam, July 2017:

12. Outbuilding, view northeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Filed: Madison County, NC
07/28/2016 08:07:26 AM
Susan Rector, Register of Deeds

BOOK 8 PAGE 275 (1)

322149



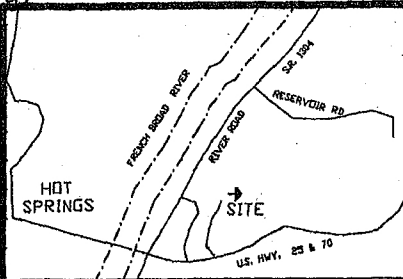
P.B. 7 PG. 424

NUMBER	DIRECTION	DISTANCE
L1	N 85°50'04" E	126.52'
L2	S 27°24'13" E	25.00'
L3	N 26°53'26" W	46.26'
L4	N 45°29'09" V	26.95'
L5	N 63°26'58" W	38.08'
L6	N 74°19'13" W	34.38'
L7	N 72°22'10" W	46.72'
L8	N 65°59'18" W	39.70'
L9	N 04°35'09" W	95.42'
L10	N 00°44'51" E	89.59'
L11	N 44°11'03" W	102.32'
L12	N 82°10'22" E	117.87'
L13	S 67°08'12" E	108.37'

NOTES

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/W'S SHOWN OR NOT SHOWN
3. THERE IS A WATER LINE FOR THE TOWN OF HOT SPRINGS THAT RUNS ACROSS THE 9.17 ACRES

DORTHY C. WATKINS
MARIE SAWYER SOUTHERLAND
P.B. 3 PG. 347



VICINITY MAP

LEGEND

- 1/2" REDAR FOUND
- 1/2" REDAR SET
- UNMARKED POINT
- 3/4" EIP
- MAG NAIL SET
- TREE < SIZE & SPECIES AS NOTED >
- RAILROAD SPIKE FOUND
- EXISTING MAG NAIL FOUND
- EXISTING ALUM. MONUMENT
- UT UTILITY POLE W/ OVERHEAD LINES
- C.C. = CONTROL CORNER
- LINES NOT SURVEYED DRAWN FROM DEEDS
- TIE LINE
- - - - - FENCE LINE
- SURVEYED BOUNDARY LINES
- WATER METER
- WATER VALVE
- F.H. = FIRE HYDRANT

THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 540, PAGE 51); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE, PAGE ADJOINING DEEDS. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21ST. DAY OF JULY, A.D., 2016



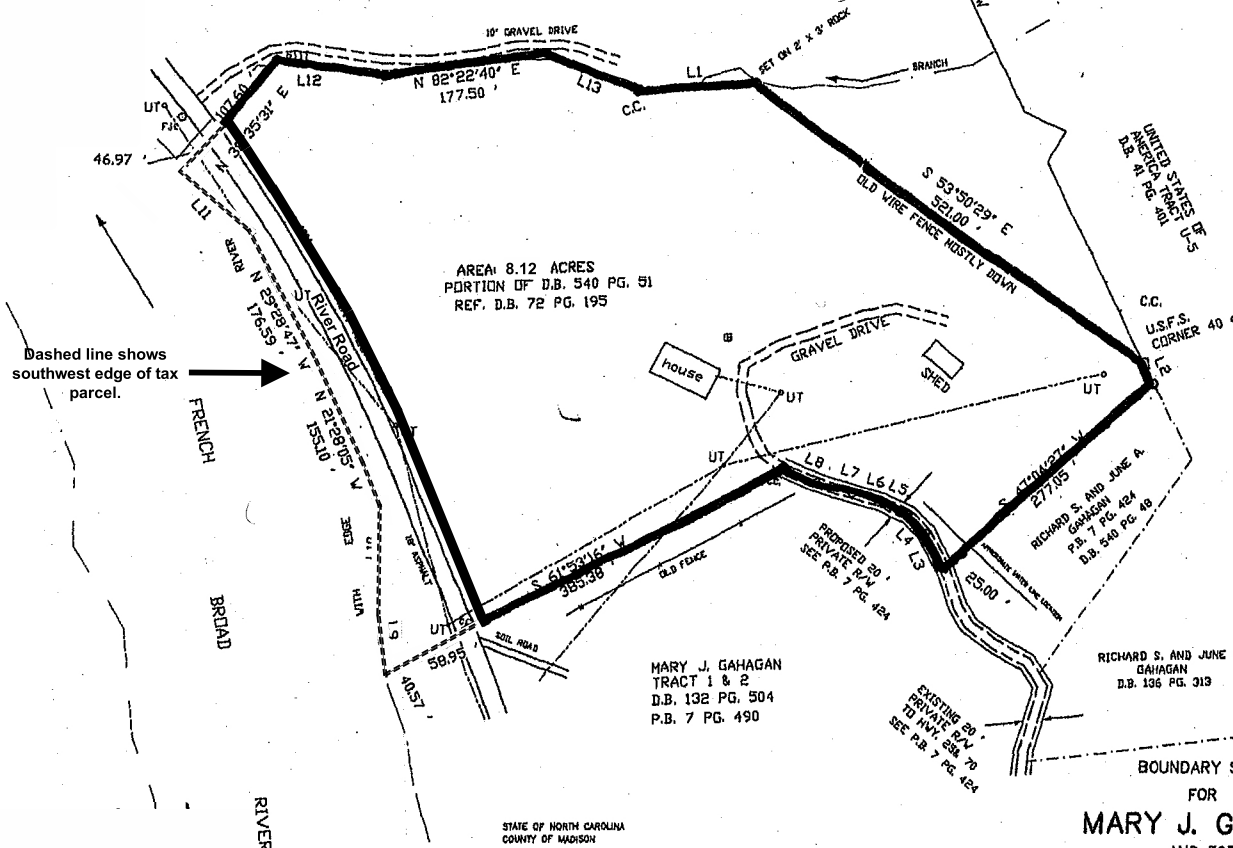
REGISTRATION NUMBER

L-4401

DRY RIDGE LAND SURVEYING P.A.
100 LOCUST GROVE RD
WEAVERVILLE, NC 28787
PHONE: (828) 777-8444
C-3422

National Register Boundary
William R. Ellerson House
320 Gahagans Road
Hot Springs, Madison County, NC

National Register Boundary
map revised for recording on 7-27-2016



AREA: 8.12 ACRES
PORTION OF D.B. 540 PG. 51
REF. D.B. 72 PG. 195

MARY J. GAHAGAN
TRACT 1 & 2
D.B. 132 PG. 504
P.B. 7 PG. 490

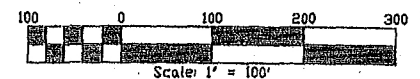
RICHARD S. AND JUNE A.
GAHAGAN
D.B. 136 PG. 313

STATE OF NORTH CAROLINA
COUNTY OF MADISON

PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN BOOK 8
PAGE 275 THIS 28 DAY OF July
20 16 AT 8:01 O'CLOCK A.M.

BY: DEPUTY
BY: Susan Rector
REGISTER OF DEEDS

BOUNDARY SURVEY
FOR
MARY J. GAHAGAN
AND FOR
DONALD W. GAHAGAN SR.
TWP. # 6 MADISON CO., NC
MAY 1, 2015 SCALE: 1"=100'



JOB 15-983

NATIONAL REGISTER OF HISTORIC PLACES

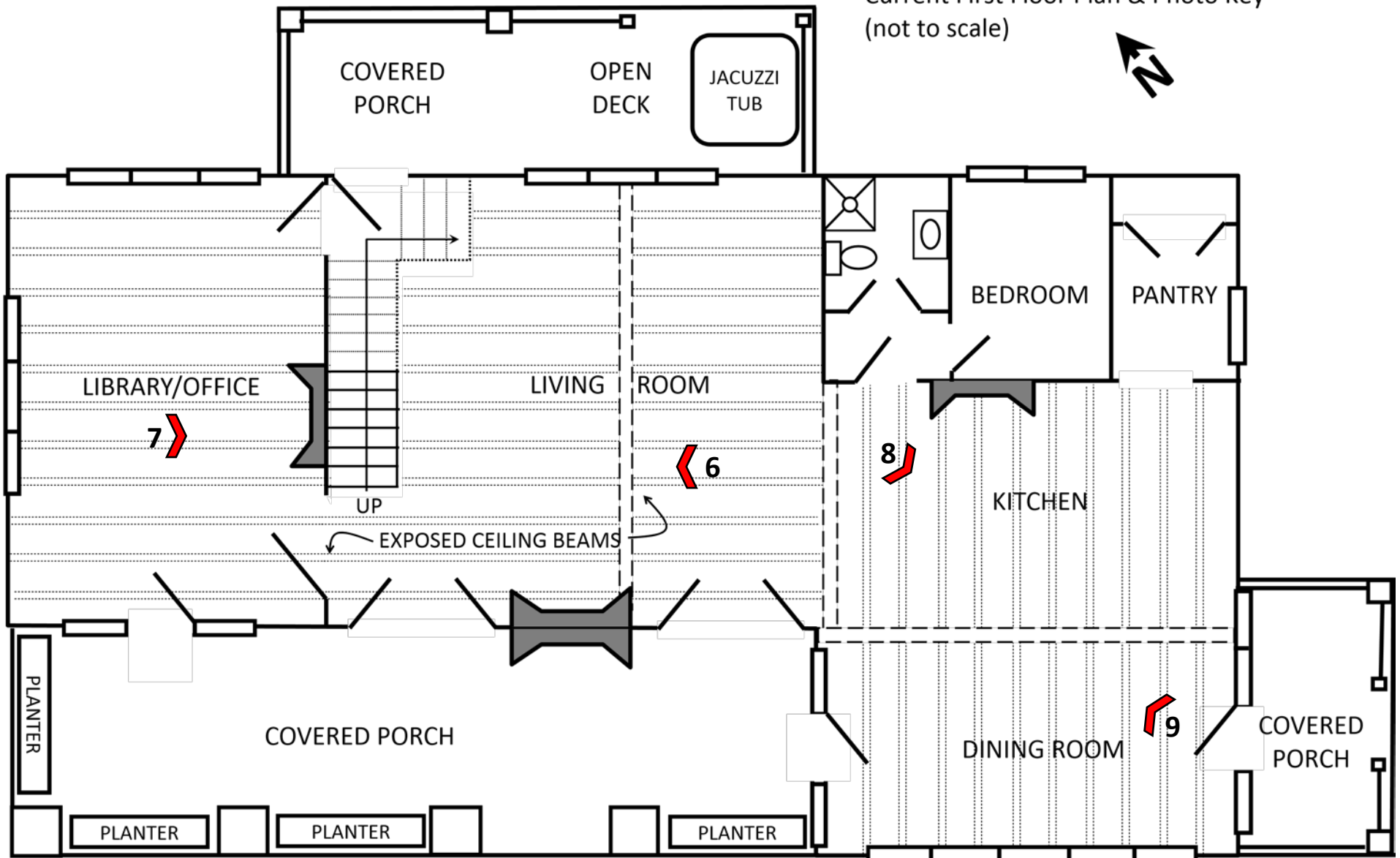
William R. Ellerson House

Madison County, North Carolina

Hot Springs

320 Gahagans Road

Current First Floor Plan & Photo Key
(not to scale)



NATIONAL REGISTER OF HISTORIC PLACES

William R. Ellerson House

Madison County, North Carolina

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