

Design Guidelines

for Tryon Historic Districts and Landmarks

TABLE OF CONTENTS

Insertion Pending Final Approval.

Foreword

The Design Guidelines for Tryon Historic Districts and Landmarks (“the design guidelines”) are intended to meet several essential needs, including different needs for different stakeholders. For property owners, residents, and contractors, they provide primary guidance in planning projects sympathetic to the special character of each Tryon’s historic districts and historic landmarks, designated or proposed for designation. For commission members and staff, they offer a basis for evaluating proposed changes. In the process, they serve as a valuable tool in the THPC’s efforts to preserve, protect, and promote Tryon’s historic resources. The principles of best practices presented in the guidelines also offer valuable guidance to owners of a National Register property or any older structure.

The guidelines are not intended to be a comprehensive restoration or rehabilitation manual nor are they intended to provide a definitive method for preparing individual applications (resources for technical information are listed in the appendices). Rather, these design guidelines provide applicants, the commission, and staff a basis from which to reach decisions and an assurance that consistent procedures and standards will be adhered to.

In reviewing applications, the THPC and staff shall consider the property itself, the street context within which it is located, and the special character of the entire historic district. The Special Character Essays for each district are a critical part of the review process because each district is distinctly different. A brief description of the character of each district, once designated, is included in the appendices along with a map of the district. The Historic Overlay District (HOD) reports supplement the special character descriptions.

For local landmarks, the TPHC and staff refer to the landmark designation reports in reviewing proposed changes. The design guidelines' first chapter, Introduction, provides more detailed information regarding the process for application and review of projects within the historic districts and for local landmark projects.

Introduction

Historic Districts and Historic Landmarks

Historic Districts and Historic Landmarks are an invaluable legacy, linking present and future generations with their heritage. Historic districts are places of singular historical flavor characterized by their streets and buildings and trees, architectural design and landscape features. Landmarks are distinctive individual properties singled out and recognized for their historic and architectural significance. Both districts and landmarks may be monumental or simple, residential or commercial, in character. They provide diversity and interest vital to the town's future quality of life and demonstrate successful sustainable development and land use.

The main purpose underlying designation of historic districts and landmarks is to protect and enhance the existing special character of a community. Through historic overlay zoning, commercial areas, residential neighborhoods, and local landmarks are protected from unmanaged change by a review process based on established design guidelines.

In Tryon, historic districts are established by the Board of Commissioners' approval of a recommendation from the THPC after the designation has been proposed by a neighborhood organization, a preservation group, or the town and after careful research and evaluation. The State Historic Preservation Office (SHPO) must also be provided 30 days to review a local historic district or landmark recommended for designation prior to submission of a recommendation to the Board of Commissioners for approval.

A nomination for designation of a historic landmark may be also be proposed by property owners, residents interested in historic preservation, or the town itself and are reviewed by both the THPC and SHPO for historical, prehistorical, architectural, archaeological, and/or cultural significance prior to presentation to the Board of Commissioners for approval of designation.

It is likely that some Tryon neighborhoods will seek designation as local historic districts to recognize and preserve their special character and that individual properties will be nominated for local landmark status. Public comment is an important part of the designation process. By law, property owners in a proposed historic district must be notified, via a mailed notice and notice placed in the local newspaper, of a proposal for designation so that they may appear and comment on it during the public hearings as well as in written comments available for public inspection. The Tryon Historic Preservation Commission will usually sponsor neighborhood forums, inviting owner and tenant participation, prior to the public hearings.

Tryon Historic Preservation Commission

Tryon encourages preservation and development that enhance the special character of the town. The Town of Tryon's Unified Development Ordinance (UDO), provides that historic districts may be legally established as overlay zoning districts in which additional requirements are imposed on certain properties located within one or more general use districts. Within an overlay zoning district, the standards of both the underlying zoning and the overlay district apply with the underlying zoning district determining the allowed uses of the property, setbacks and other zoning requirements.

Tryon established a historic preservation commission (THPC) by ordinance in 2010. The THPC serves the public both as a steward for the districts and landmarks and as a resource for people fortunate enough to own properties in these areas. It provides assistance to owners and tenants by helping them plan the alterations that they are considering and guiding them through the application process necessary to implement changes.

The THPC consists of five members appointed by the Board of Commissioners to serve for overlapping four-year terms and not more than two consecutive terms. A majority of commission members must have a demonstrated special interest, experience, or education in history, architecture, planning, archaeology or related fields. Members of the commission must reside within the town's limits or within its extra-territorial jurisdiction.

The commission has numerous powers and responsibilities, including recommending to the Board of Commissioners the designation, or removal, of historic district overlay zoning and landmark status; granting of requests for proposed changes within the historic districts to a historic landmark that it determines are consistent with the special character of the resource; conducting education programs on historic districts and local

landmarks; cooperating with state, federal, and local governments in pursuance of its responsibilities; and conducting meetings or hearings necessary for these purposes. See the Unified Development Ordinance for more information.

The THPC is supported in its role by the Town of Tryon Planning and Zoning Department. The Planning Director is a full-time employee of the Town of Tryon who, as part of the Town's planning activities, acts as the liaison between property owners and the HPC. In addition, the Planning Department is responsible for maintaining a current inventory of historic properties, applying for and administering grant projects, and working with State and Federal agencies and departments on matters relating to historic preservation issues.

The THPC meets on the first Wednesday of each month at 4:00 p.m. at the Town Hall in the McGown Room, 301 N. Trade St. The public is invited to attend.

The Design Review Process

Designation of historic landmarks and historic districts is not intended to prevent change. The THPC is available to offer assistance to property in shaping changes while meeting the requirements of the UDO (for which the design guidelines are the development standards). The UDO provides for a process that ensures property changes are within the spirit and the character of a historic district or local landmark. In this special design review process, plans are examined and evaluated before work is begun. The process does not require property owners to make changes to their properties, and it does not apply to routine maintenance that does not affect exterior appearance or to interior alterations, (except in some rare landmark cases). However, any exterior alterations, new construction, demolition, significant landscape changes, or moving of

buildings must be evaluated. In the case of demolition, the UDO provides for a delay of up to 365 days during which alternatives to demolition can be explored.

One of the purposes of the THPC is to assist and consult with property owners about proposed changes to properties in historic districts and landmark properties. In the early planning stages of a project, property owners should call the THPC staff with any questions or concerns. Staff can assist by interpreting the UDO, suggesting solutions to problems, and explaining the review process. They can also make on-site consultations and provide technical assistance in solving problems (such as persistently peeling paint). In addition the THPC may suggest preservation resource materials.

Certificates of Appropriateness

Design guidelines for reviewing the compatibility of changes in a historic district with the existing character of that district are adopted in this document and will be revised and updated in the future. The guidelines are based on a commonsense approach to the enhancement of historic structures and districts. They stress the importance of protecting and maintaining historic landmarks and districts, and they advocate repair over replacement, where feasible. The relevant guidelines for a project and property can be downloaded from tryon-nc.com. Following review of an application, a Certificate of Appropriateness (COA) is issued to show that the proposed project has been reviewed according to the design guidelines and found to be appropriate.

The THPC may establish a Design Review Advisory Committee (DRAC) to assist property owners in interpreting the guidelines for complex projects such as major addition and new construction. Upon request, this group may meet with property owners informally before any application is completed or reviewed. Notice of a meeting of the DRAC will be published on the town's website two weeks prior to any meeting.

A COA is not necessary for routine maintenance, which includes repair or replacement, when there is no change in the design, materials, or general appearance of the structure or grounds; however, a COA must be obtained for all other projects. Any repair or alteration necessitating a change in design, materials, or general appearance is defined as an alteration and requires a COA, as does any proposed new construction or site development.

An application form for a COA can be obtained from Tryon's Planning Office or online at tryon-nc.com. Drawings or photographs depicting the proposed changes are generally required for the review. Most applications can be reviewed and approved by the Tryon HPC staff through the Minor Works process. Minor Work and Major Work are defined in the THPC Rules. Major Work projects are reviewed by the THPC in a quasi-judicial public hearing. Examples of these types of major changes are new construction, additions, demolition, or relocation of historic properties. Notification of a major work project to nearby property owners is made, as required by the UDO. COA approval is in addition to other regulatory approvals and must be obtained before other permits. See the UDO for specific details.

Appeals, Reconsideration Requests, and Compliance

In any action granting or denying a Certificate of Appropriateness, an aggrieved party may appeal the decision to the Planning Board, except for an action involving the State of North Carolina, in which case the appeal would be heard by the NC Historical Commission. Notice of intent to appeal must be given to the THPC, as required by the UDO, followed by a completed application for appeal to the Planning Board. Appeals are in the nature of certiorari.

A request for reconsideration of an application that is approved subject to conditions or denied may be submitted to the chair of the THPC within 20 days following the decision. The written petition must set forth that there was a material omission from the facts presented at the hearing, or absence of evidence on a relevant and material point, or the legal or factual basis for a contention of error in the THPC's findings or action. See the THPC Rules for specific requirements.

Any person or corporation who violates the provisions of the historic district regulations is subject to the same criminal misdemeanor and/or civil penalties as apply in any other violation of the town zoning code. These include a zoning violation citation. Following written notice, continuing violations will result in a civil penalty (fine) for each day of the continuing violation. Zoning violations follow with the property, not the owner.

The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of the Department of Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards for Rehabilitation, a section of the Secretary's Standards, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of restoring a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and

features of the property which are significant to its historic, architectural, and cultural values.

The hierarchical approach of the Standards advocates maintenance over repair and, in turn, repair over replacement of historic features and materials. It also calls for new work, including additions and infill construction, to be compatible with but differentiated from the old.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration technical feasibility. They provide the guiding principles of these design guidelines.

State enabling legislation requires that the Secretary's Standards shall be the sole principles and guidelines used in the review of COA's for changes to state-owned properties.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation and Sustainability

The Secretary of the Interior's Standards for Rehabilitation (see preceding section) emphasize a hierarchical approach to the built environment with the three R's: retain, repair, or replace. The sustainability movement parallels this approach through its four R's: reduce, reuse, recycle and repair. Indeed, retaining and repairing our historic buildings is affirmed by both camps as is reusing historic buildings by adapting them for new uses. Historic preservation and sustainability are inextricably linked through their shared values of good stewardship, the revitalization of neighborhoods, and the ongoing use of the built environment. Both advocate a culture of reuse, community, reinvestment, and appreciation of our heritage. The guiding principles of preservation: retain, repair, or replace, resonate with parallel principles of sustainability: reduce, reuse, recycle and repair. Together they speak to the wise use of resources to sustain our communities to promote economic strength, environmental stewardship and social equity.

The THPC adopts, as a starting point, the Secretary of Interior's Standards and Guidelines for Preservation Planning as its design guidelines. In the future, the THPC intends to develop additional design building upon the shared values of historic preservation and sustainability to relate them explicitly in meaningful ways. The touchstones of good practice for both movements overlap. The THPC intends its guidelines to give particular attention to proactive maintenance, adoption of effective energy conservation strategies, and thoughtful consideration of the lifespan of building materials. The guidelines to be developed will more expressly advocate optimizing existing, sustainable features of historic buildings and neighborhoods; enhancing sustainability through energy conservation strategies, lifecycle of materials considerations, and landscape

design considerations; and promoting the sensitive introduction of new sustainable technology.

The THPC encourages public participation in planning for the preservation of Tryon's historical and cultural resources. Volunteers are invited to participate on a design guidelines review committee. Proposed future design standards will be made available with opportunity for written comment before the design standards are finalized. All meetings of the THPC and any committees that it may establish will be publicized on the Town of Tryon's website and open to the public.

APPENDIX A – TOWN OF TRYON ZONING MAP

APPENDIX B – CERTIFICATE OF APPROPRIATENESS PROCESS

APPENDIX C – FORMS

Certificate of Appropriateness Information

Certificate of Appropriateness Application

Certificate of Appropriateness Approval/Denial

Authorized Agent Form

APPENDIX D – Links to material about local historic preservation from the North Carolina Department of Cultural and Natural Resource

Appendix E – Links to material on historic preservation from the US Department of Interior

APPENDIX E – RESOURCES FOR TECHNICAL INFORMATION

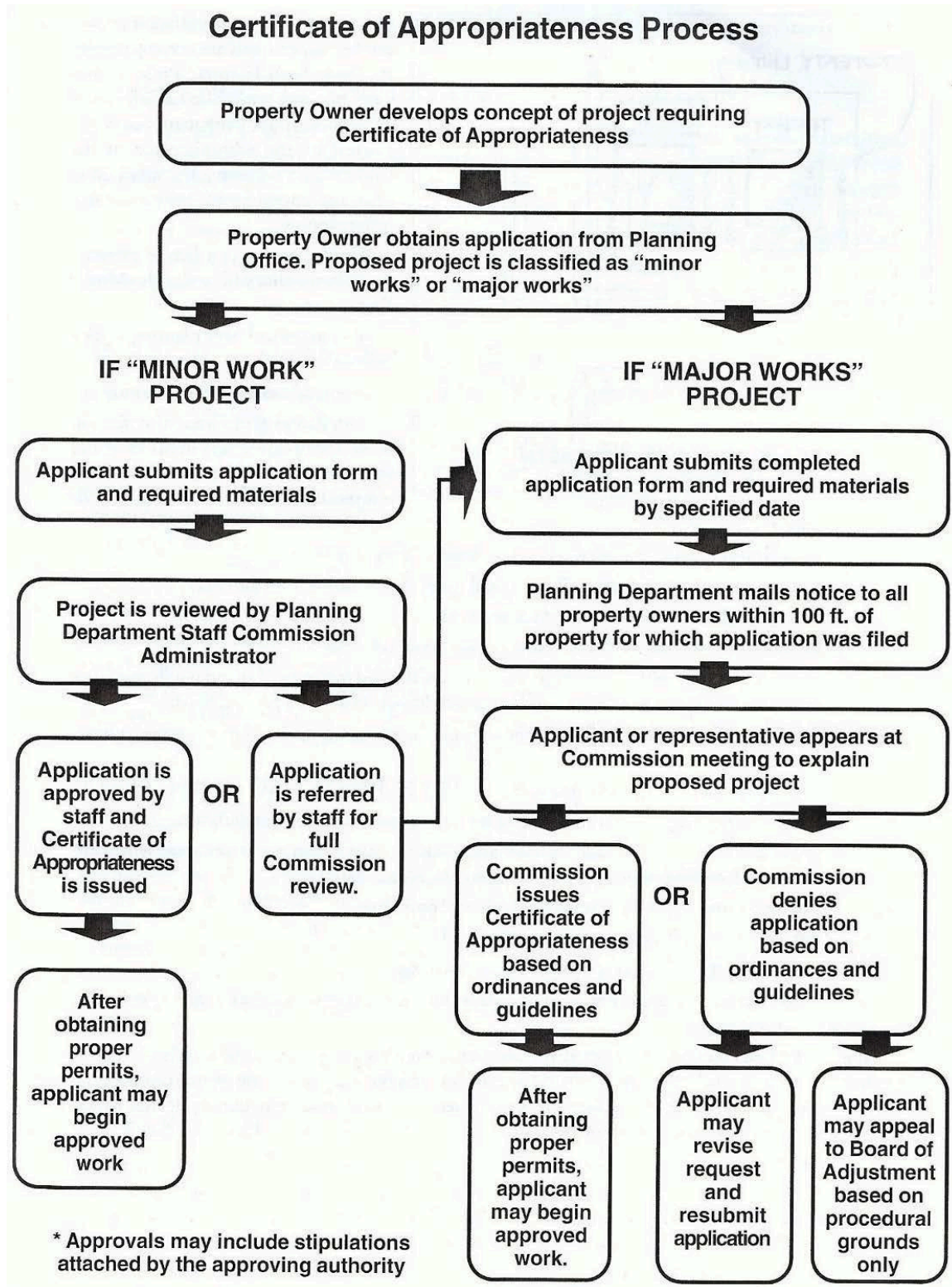
APPENDIX F – GLOSSARY

APPENDIX G – LIST OF TRYON NATIONAL REGISTER DESIGNATED PROPERTIES

APPENDIX H – BRIEF SUMMARY OF TRYON HISTORY

APPENDIX A – TOWN OF TRYON ZONING MAP

APPENDIX B- CERTIFICATE OF APPROPRIATENESS PROCESS



APPENDIX C – FORMS

Certificate of Appropriateness

Please Read Carefully

Within the historic district in Tryon, property owners are required to obtain a **Certificate of Appropriateness** before beginning any type of exterior construction, alteration, or demolition. The local historic district overlay zoning is in addition to all other laws and codes and **does not** exempt a property from, or diminish, such requirements. The Certificate of Appropriateness is a preliminary step in obtaining a building permit if a permit is required for proposed work. A Certificate of Appropriateness certifies that the proposed changes are consistent with the Design Guidelines and are appropriate within the Historic District context. Neither interior alterations nor most normal maintenance work requires a Certificate of Appropriateness.

Applications for certificates of appropriateness are processed through the Building, Planning and Zoning office of the Town of Tryon. The application forms are available online and from the department located at 301 N. Trade St. Tryon, NC.

Applications should be submitted at least **14 days before** a regularly scheduled meeting of the Historic Preservation Commission in order to be mailed out with the agenda packet. If an application cannot appear in person at the commission meeting, he or she may appoint a duly authorized agent by executing the proper form provided by the Planning & Zoning Administrator. All applications must be **complete** before the Historic Preservation Commission may consider them:

- ② The application must include all the facts necessary for a full understanding of the applicant's intentions;
- ② The application must provide specific information regarding the work so that the commission can determine if there will be any damage or detrimental change to the historic character of the district. (Note) The commission does not consider interior arrangement, nor does it take action except for the purpose of preventing demolition, construction, reconstruction, alterations, restorations, or moving of a building, structure, appurtenant fixtures, or outdoor advertising signs in the historic district that would be incongruous with the historic aspects of the district;
- ② The application should include any relevant supplemental materials, such as accurate drawings, site or plot plans, samples of materials, color chips, and photographs;
- ② Applicants designing new construction or significant additions may request a meeting with staff and an informal design review by Commission members prior to going to the full Historic Commission. ***They can make no decision or formal recommendations to the Commission, but rather advise the property owner as to the application of the Design Guidelines to the specific project.***

Once it is issued, a Certificate of Appropriateness is valid for one year. It may be renewed. If you have any questions regarding the Certificate of Appropriateness or any other historic district matter, please contact the Planning and Development Department at 828-859 6655.

CERTIFICATE OF APPROPRIATENESS APPLICATION

www.tryon-nc.com

PROPERTY INFORMATION		
Address:		PIN #:
Property Owner:		
Address:		Phone #:
APPLICANT INFORMATION		
Name:		Phone #:
Address:		Email:
PROJECT INFORMATION		
☐ Administrative Review ☐ Certificate of Appropriateness ☐ Minor Works Committee Review ☐ Conservation District Review		
Description of Project: Site plan, sketches, drawings, photographs, specifications and other information attached.		
ACKNOWLEDGEMENT		
I certify that all of the information presented by the undersigned of this application is accurate to the best of my knowledge, information and belief.		
_____	_____	_____
Print Name	Signature	Date
OFFICE USE ONLY		
Date Received:	Fee:	Date Paid:
Cash: ____ Check: ____ Credit: ____		Meeting Date:

**HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF TRYON**

CERTIFICATE OF APPROPRIATENESS

The proposed improvements for the property located in the Historic District has been reviewed by the Historic Preservation Commission and been found to **conform/not conform** to the standards set forth in the Town of Tryon Land Use Code, Article 6, Section 6.1

The Commission was presented with an application for a Certificate of Appropriateness for property located at _____, Tryon, N.C.

The Commission examined the testimony and evidence presented and came to a consensus that a building permit **could/could not** be issued and the request for Certificate of Appropriateness **complies/does not comply** with the Historic District Standards and Secretary of the Interior's Standards for Rehabilitation based on the following findings of fact:

Chair _____ declared that a Certificate of Appropriateness was **granted/not granted** by a _____ vote of the Historic Preservation Commission and a building permit **can/cannot** be issued by the Polk County Building Inspector.

Chair, Historic Preservation Commission

Date: _____

**TOWN OF TRYON
HISTORIC PRESERVATION COMMISSION**

AUTHORIZED AGENT FORM

I, _____, do hereby appoint

_____ as my duly authorized agent to act and

speak for me before the Tryon Historic Preservation Commission on the following

matters:

Signature

Subscribed and sworn before me this the ____ day of _____, 20____.

Notary Public
My Commission Expires: _____

APPENDIX D – REFERENCES

National Park Service (part of the US Department of the Interior) Publications

The National Park Service publishes a series of technical leaflets, books, and briefs on appropriate preservation treatments. The *Catalog of Historic Preservation Publications* with stock numbers, prices, and ordering information may be obtained by writing to the National Park Service, Preservation Assistance Division, P.O. Box 37127, Washington, DC 20013-7127.

Other References

Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945*, Nashville, Tenn.: American Association for State and Local History, 1981.

Bullock, Orin M., Jr. *The Restoration Manual. An Illustrated Guide to the Preservation and Restoration of Old Buildings*. Norwalk: Silverman Publishers, 1966.

City of Oakland, Planning Department. *Rehab Right: How to Rehabilitate Your Oakland House without Sacrificing Architectural Assets*. Oakland, Calif: City of Oakland, 1978.

Farretti, Rudy J-, and Joy Putnam. *Landscapes and Gardens for Historic Buildings*. Nashville, Tenn.: American Association for State and Local History, 1978.

Hood, Davyd Foard. *The Architecture of Rowan County: A Catalog and History of Surviving 18th, 19th, and Early 20th Century Structures*. Salisbury, N.C.: Rowan County Historic Properties Commission, 1983.

Howe, Barbara J., D. A. Heming, E. L. Kemp, and R. A. Overbeck. *Houses and Homes: Exploring Their History*. The Nearby History Series. Nashville, Tenn.: American Associates for State and Local History, 1987.

Morton, W. Brown, III, et al. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1992.

Moss, Roger W. *Century of Color: Exterior Decoration for American Buildings – 1820/1920*. Watkins Glen, N.Y.: American Life Foundation, 1981.

Winkler, Gail C. *Victorian Exterior Decoration: How to Paint Your Nineteenth-Century House Historically*. New York: Henry Holt and Co., 1987.

National Park Service. *Respectful Rehabilitation: Answers to Your Questions on Historic Buildings*. Washington, D.C.: Preservation Press, 1982.

Old House Journal. The Old House Journal Corp., 435 Ninth Street, Brooklyn, N.Y. 11215.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980.

Sources for this Publication

Town of Black Mountain

City of New Bern

Town of Concord

City of Durham

An Architectural and Historical Survey of Tryon NC. Diane E. Lea & Claudia Roberts 1979

Biltmore Village/Downtown Asheville Historic District Guidelines

Raleigh Design Guidelines and Procedures

Hendersonville Historic Preservation Commission Main Street Guidelines

APPENDIX E – RESOURCES FOR TECHNICAL INFORMATION

Local Resources

Town of Tryon
301 N. Trade St
Tryon NC 28782
828 859 6655

For more information on Tryon's local historic district, certificates of appropriateness, and technical assistance, contact the Planning and Zoning Department at (828) 859 6655.

State Resources

State Historic Preservation Officer
North Carolina Division of Archives and History
109 East Jones Street
Raleigh, N.C. 27601-2807

www.ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office

For more information on historic structures and the National Register, contact the Survey and Planning Branch at (919) 733-6545.

For information on preservation tax credits and technical restoration assistance, contact the Restoration Branch at (919) 733-6547.

For information on archaeological sites, contact the Office of State Archaeology at (919) 733-7342.

National Resources

U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

www.nps.gov/subjects/historicpreservation/index.htm

Office of the Director: (202) 208-4621

Office of Public Affairs: (202) 208-6843

Preservation Assistance Division: (202) 343-9578

Southeast Regional Office of the National Park Service

75 Spring Street, S.W.

Atlanta, GA 30303

Public Information Office: (404) 331-4998

APPENDIX F – GLOSSARY

ARCHITRAVE – The casing or the molding surrounding a door or window frame; also in classical architecture, the lowest part of an entablature.

ART, COMMERCIAL – The expression or application of human creative skill and imagination, typically in a visual form such as painting or sculpture, producing works to be appreciated primarily for their beauty and emotional power.

ASHLAR MASONRY – Masonry having a face of square or rectangular stones. Random ashlar has neither vertical nor horizontal joints.

BALUSTER – A railing or a parapet consisting of a handrail on balusters, sometimes interrupted by piers.

CASING – The molding trim encasing a door or window frame; also called architrave.

COLUMN – A supporting pillar consisting of a base, a cylindrical shaft, and a capital.

CONTRIBUTING – A building, structure, object, or site that reinforces the cultural, architectural, or historical significance of the historic district in which it is located, and that is identified as contributing upon the designation of the historic district in which it is located.

COPING – The cap of the top course of a masonry wall.

CORBEL – A bracket of stone, wood, brick, or other building material, projecting from the face of a wall and generally used to support a cornice or an arch.

CORNICE – Any molded projection that crowns or finishes the part to which it is affixed; an ornamental molding, usually of wood or plaster, running around the walls of a room just below the ceiling; the molding forming the top member of a door or window frame; the exterior trim of a structure at the meeting of the roof and the wall.

ENTABLATURE – In classical architecture, the horizontal members immediately above the column capitals; divided into three major parts, the architrave, the frieze, and the cornice.

FANLIGHT – An over door window, semi-elliptical or semicircular in shape with radial muntins.

FRIEZE – A plain or decorated horizontal part of an entablature between the architrave and cornice.

LIGHT - A pane of glass.

LINTEL – A horizontal structure member (such as a beam) over an opening that carries the weight of the wall above it; usually made of steel, stone, or wood.

MUNTIN – A bar member supporting and separating panes of glass in a sash or door.

MURAL – A mural is a form of painting applied directly to a wall or side of a building that does not advertise a product, service, establishment, or any type of business.

NON-CONTRIBUTING – A building, structure, object, or site that does not reinforce the cultural, architectural, or historical significance of the historic district in which it is located, and is identified as noncontributing upon the designation of the historic district in which it is located.

PARAPET – A low protective wall or railing along the edge of a raised structure such as a roof or balcony.

PEDIMENT – In classical architecture, the triangular gable end of the roof above the horizontal cornice is often filled with sculpture. In later work, a surface is used ornamentally over doors or windows; usually triangular, but may be curved.

PILASTER – An engaged pier or pillar of shadow depth, often with capital and base.

QUOIN – One of the cornerstones of a wall, emphasized by size, by more formed cutting, by more conspicuous jointing, or by difference in texture.

SASH – Any framework of a window; may be moveable or fixed; may slide in a vertical lane (as in a double-hung window) or may pivot (as in a casement window).

SHADES – The addition of black.

SIDELIGHT – A framed opening with fixed glass on either side of a doorway.

SIGN – Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

STRINGCOURSE – A horizontal band or molding set in the face of a building as a design element.

STUCCO – An exterior finish, usually textured; composed of Portland cement, lime, and sand mixed with water.

TINT – The addition of white.

TONE – Mixing a color with gray or by both tinting and shading.

TONGUE-AND-GROOVE – The term for a board having a tongue formed on one edge and a groove on the other for tight jointing.

TRANSOM – A small hinged window above a door or another window.

TURRET – A small tower, usually projecting out from the walls at the corner of a building and extending above it.

WATER TABLE – A projecting ledge, molding, or string course along the side of a building, designed to throw off rainwater.

APPENDIX G – TRYON NATIONAL REGISTER DESIGNATED PROPERTIES

Bank of Tryon Building

Blackberry Hill

Blockhouse Site

The Cotton Patch

Downtown Tryon Historic District

Friendly Hills

Lynncote

Lynncote Historic District

Mill Farm Inn

Mills-Screven Plantation

Pine Crest Inn

Seven Hearths

Stone Hedge

Sunnydale

Tryon Country Club

Eunice Waymon Birthplace

RECOMMEND that this be place on hold until further developed

APPENDIX H -BRIEF SUMMARY OF TRYON HISTORY

Pre-Colonial and Colonial History

Cherokees once occupied the entire Alleghany Mountain area from the Blue Ridge to the Cumberland range, including the western half of what is today Polk County. There were many villages along the banks of the Watagua, Nolichucky, and Holston rivers. Little evidence is available that they had villages in the territory beyond. However, large numbers of the tribes used the lands as hunting grounds in summer.

In 1540, Hernando DeSoto arrived in the mountain country, probably in the area now defined as Polk County, and found the Cherokee Tribe already in an advanced state of civilization. The Cherokee lived in substantially built log houses. Though accomplished hunters, they subsisted chiefly by their knowledge of agriculture, raising corn, pumpkins, and beans.

The area once part of Mecklenburg County, later Tryon County, located in the southwestern corner of North Carolina was settled by white European immigrants long before the American Revolutionary War. Several decades before the Revolutionary War, a sprinkling of families had set down their roots in the mountain coves in the midst of the Cherokee hunting lands. By 1768, traders were already traveling up the old Blackstock Road from Charleston, an Indian trading route, to bargain for furs and hides. This early band of white settlement acted as a buffer between Cherokee Indians in the West and the white settlers in the East.

The proximity of the two civilizations resulted in many clashes and much bloodshed. The conflicts became so numerous that the North Carolina General Assembly in 1767 advised the English Colonial Governor William Tryon to meet with Cherokee chiefs in the hope of setting a boundary line between the frontier of the Province of North Carolina and the Cherokee hunting grounds. Governor Tryon then met with the Cherokees and negotiated a boundary line. The survey, resulting from the meeting, was undertaken on June 4, 1767. A historical marker for the boundary line is on McGown Street in the town of Tryon adjacent to the railway track.

[Add reference to the Blockhouse and Revolutionary War]

[a bit more about period from the Revolutionary War, Civil War, and history through arrival of railway]

Tryon's Growth

Tryon owes its existence to the arrival of the railroad in 1877. The town expanded after the railroad was extended to Tryon with a slow but steady influx of seasonal vacationers, many of whom eventually settled here. Soon, Tryon became increasingly identified as a resort community.

Tryon's downtown business district is predominantly located on Trade Street. As Trade Street developed into the primary business location, with its buildings standing along the east side of the street and railroad tracks located to the west and southwest, the ever-present threat of fire eventually led to the replacement of the early frame buildings with more permanent masonry structures through the first decades of the twentieth century.

The three-story Missildine's Drug Store was built in 1913 at the southeast corner of Trade and Oak streets to replace an earlier building that burned. It is one of the more elaborate structures within the commercial area and displays segmental-arched window openings, decorative window hoods, stone belt courses and accents, and a corbelled cornice. Only one building within the commercial district

alludes to a particular architectural style—the 1908 Romanesque Revival-style Bank of Tryon Building (NR, 2008).

The majority of commercial buildings found on Trade Street are one- and two-story brick buildings, rectangular in plan, with flat roofs behind stepped or shaped parapets, corbelled cornices, recessed panels, and large windows, often arranged in groups. By 1929, the two main blocks of Trade Street (north and south of Oak Street) had reached their present level of development and, by the early 1940's, the block between Maple Street and Palmer Street was generally built up.

Tryon's residential areas present a surprising and delightful vista and share a sense of continuity in spite of a wide representation of architectural styles. The bulk of Tryon's architecture is from the 1880's through the 1930's. Because of Tryon's appealing setting and climate, people moved from different parts of the country and brought with them a variety of architectural styles. The location of the railroad resulted in the development of two areas in town that became distinct neighborhoods west of the tracks along Melrose Avenue and east of the tracks on what later became known as Godshaw Hill. Although growth was slow with only 24 houses by 1889, the town's economy prospered as the promotion by the Southern Railway and the Speculation Land Company attracted businessmen and vineyard men and a small but steady influx of health-seeking tourists arriving on the six daily trains.

Throughout Tryon's development, vacationers yearned for the simple, carefree life traditionally associated with the rustic environment in mountain cottages. The community is lush with informally landscaped yards set in heavily wooded, hilly terrain throughout the town. The earliest Tryon example, William Gillette's Thousand Pines, began in 1890 with a simple two-room cottage featuring a massive, freeform stone fireplace and his own carved ornaments throughout the interior. Tryon's most popular period style includes old English types, from the simple stucco Cotswold cottage to the heavily timbered Tudor storybook house.

The English style appeared with increasing frequency throughout Tryon in the 1920s, particularly with the work of architect J. Foster Searles. His Tryon works exhibit the influence of the English vernacular farmhouse, so compatible with the village atmosphere of Tryon. The house at 100 Melrose Circle, which was his first residence in Tryon, has gently splayed gable roofs and applied half-timbering, while the roof of the studio and house he designed on Melrose Circle recalls thatched roofs of the most rustic cottages. The adaptation of this specific period style was especially appropriate to the informal context of Tryon, whose residents sought to utilize the more genuine, vital factors that contributed to the popular taste for the English style—the rustic, mountain setting and the strong interest in mountain crafts, particularly in the wood carving that is an integral element of the more elaborate versions of this style. Furthermore, the influence of the nearby Biltmore Village designed by Richard Sharp Smith provided a convenient model.

The majority of structures demonstrate a high degree of craftsmanship. These houses and probably most of Tryon's other "English" cottages of the 1920s and 1930s were inspired chiefly by the growing mountain crafts production of the Tryon Toy Makers and Wood Carvers; another link with the 1890s Tudor village at Biltmore and a coincidental parallel with the craze for past forms and details nationwide. Searle's Toy House has hooded chimneys, an eyebrow dormer over the entrance, and a Tudor door. His Woodcarver's House, designed for craftsman Frank Arthur, exhibits the original owner's detailed carving in the applied half-timbering, raking boards, and window frames that contribute to the evoked mood of fantasy.

Notably absent – anything about the black population of Tryon, slavery, Civil War, Reconstruction,,,,Civil Rights movment]