

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Friendly Hills

other names/site number Banning, Margaret Culkin, House

2. Location

street & number 140 Country Club Road N/A not for publication

city or town Tryon vicinity

state North Carolina code NC county Polk code 149 zip code 28782

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jeffrey J. Crow SHPO 5/21/98
Signature of certifying official/Title Date

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Friendly Hills
Name of Property

Polk Co., NC
County and State

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	2	buildings
0	0	sites
2	1	structures
0	0	objects
4	3	Total

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

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Tudor Revival

Materials
(Enter categories from instructions)

foundation STONE

walls STUCCO

STONE

roof STONE: slate

other WOOD

STONE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Literature

Period of Significance

1924-1947

Significant Dates

1924

1936

Significant Person

(Complete if Criterion B is marked above)

Banning, Margaret Culkin

Cultural Affiliation

N/A

Architect/Builder

Gaines, Wright J. - builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

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

Name of repository:

Western Office, Division of Archives & History
Asheville, NC

Friendly Hills
Name of Property

Polk Co., NC
County and State

10. Geographical Data

Acreage of Property 17.54 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 17 | 386030 | 3898290 |
Zone Easting Northing
2 | 17 | 386540 | 3897810 |

3 | 17 | 386030 | 3897850 |
Zone Easting Northing
4 | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Laura A. W. Phillips, Architectural Historian

organization N/A date December 2, 1997

street & number 637 N. Spring Street telephone 910/727-1968

city or town Winston-Salem state NC zip code 27101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mr. & Mrs. Thomas M. Connell

street & number 140 Country Club Road telephone 704/859-9300

city or town Tryon state NC zip code 28782

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Friendly Hills
Polk County, North Carolina

DESCRIPTION:

Summary -

Friendly Hills is a notable residential estate located at the foot of the Blue Ridge Mountains in southwestern North Carolina. The property's 17.5 acres form a triangle bounded on two sides by US 176 and SR 1107 (Country Club Road) just west of the city limits of Tryon in Polk County. In addition to its acreage, Friendly Hills is composed of a 1924 Tudor Revival house, a 1920s-1930s swimming pool, a small log cabin built in the 1920s or 1930s, a stone-lined fish pool that probably dates from the 1920s, a 1988 workshop-garage, a 1988 well house, and a mid-1980s garage-apartment.

The setting of Friendly Hills is both dramatic and private. (Refer to attached sketch map of site.) Many of the landscape features appear to be original, i.e. contemporary with the construction of the house. A long, gravel drive enters the estate through stone entrance posts off Country Club Road. The drive passes through woods, ending at a stone-bordered circle at the east end of the house. Located on the cleared crest of a knoll, the house forms the centerpiece of the property; its hilltop position allows for dramatic views of the surrounding hills and mountains. Although most of the property is wooded, a small lawn and flower garden stretches across the south facade of the house. A walkway and stone steps lead from the front of the house downhill through the lawn and flower garden to a terraced vegetable and fruit garden. Except for the swimming pool, which is north of the house, the property's auxiliary buildings and structures are located south and east of the house.

Friendly Hills retains a high degree of physical and site integrity. Exterior and interior photographs taken soon after the house was built in 1924 demonstrate how little the property has changed since that time. (Alterations specific to the various resources of the property are discussed in the attached inventory.) The greatest changes came in the 1980s, when the current owners built three auxiliary structures on the property. Nevertheless, the placement, scale, and materials used in building the garage-apartment, well house, and workshop-garage show that great care was taken to coordinate these newer buildings with the historic ones on the property. As a result, Friendly Hills maintains integrity of location, design, setting, materials, workmanship, feeling, and association.

Inventory -

The following is a descriptive listing of the various resources that comprise Friendly Hills. The heading for each resource provides its name, number keyed to the accompanying sketch map, date(s) of construction, and contributing or noncontributing status.

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Friendly Hills
Polk County, North Carolina

1. HOUSE

1924

1 contributing building

The house is a large, two-story, Tudor Revival dwelling with more than five thousand square feet of living space. Its asymmetrical configuration with corresponding floor plan (see attached floor plans), its use of materials, and its details all contribute to its stylistic character. Stuccoed exterior walls decorated with hewn, half-timbering cover the house's hollow-tile construction. Rough-cut stonework used for the two chimneys and front (south) and west-side engaged porches contrast texturally with the stucco and half-timbering and add to the Tudor Revival appearance of the house. Asymmetrically-placed casement windows of different sizes surround the house, increasing the English cottage effect. The house is crowned with a slate-tile roof of intersecting gables and hips consistent with its irregular form; five small slate-sheathed dormers pierce various slopes of the roof.

The focal point of the exterior is the projecting entrance bay located approximately at the center of the south side of the house. Its first story is composed of a robust stone porch, plain except for low segmental arches across the front and two ends and a red tile floor that contrasts with the surrounding stone terracing. The porch shelters the heavy wood entrance with its flanking partial sidelights. Above the porch, a gabled second-floor room with decorative half-timbering projects slightly beyond the first story, supported by short, heavy, carved wood brackets.

At the west end of the house, the form of the entrance porch is repeated in an engaged sun porch, except that huge wood lintels are employed instead of stone segmental arches. In the 1980s, the present owners enclosed the west porch openings with muntined, sliding glass doors to make the space usable year-round, but the elements of its original appearance remain dominant.

At the opposite end of the house, the service wing east of the dining room recedes approximately nine feet from the main facade. Here, following the downward slope of the land, the roof sweeps low on the east end to first-story cornice height, from which the one-and-a-half-story garage and servant's room project. A pent eave on the east end shelters the large, wooden, sliding doors of the garage and the stone basement entrance. A pair of casement windows at the east end of the service wing facade were converted by the present owners to a double-leaf glass-and-wood-paneled entrance in the 1980s, while another

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Friendly Hills
Polk County, North Carolina

casement window on the east end was replaced with a stained glass window. However, these alterations were sympathetically executed and do not detract from the overall stylistic image of the house.

The rear of the house is somewhat more restrained than the other elevations, especially in its lesser use of half-timbering. Projecting and receding walls relieve the resulting plainness. Alterations include the enclosure of a small, shed-roofed porch on the west side of the servant's room, the replacement of casement windows at the rear of the dining room alcove with a pair of French doors, and the addition of a wooden deck between the projecting service wing at the east end and the projecting study in the center of the rear facade. (Refer to sketch of floor plans.)

One of the signature features of the house is its use of stonework to extend the exterior living spaces. Wide stone terraces bordered by low stone walls extend across the facade (south), the west half of the rear (north), and the west end of the house. From the front terrace, a stone walkway and steps lead from the center entrance down to the garden, while at the east end, another set of stone steps leads to the circular driveway.

The interior plan of the house reflects the irregularity of the exterior form. (Refer to sketch of floor plans.) Although there are two main floors, several levels add to the irregularity. The heavy front door with ironwork strap hinges opens to a modest vestibule which serves as the hub of the house. On either side of the front door, wood cabinets enclose a pair of radiators, while at the rear of the vestibule, an ironwork railing fronts the partially-enclosed stair leading to the second floor. Doorways from the vestibule lead to the living room on the west, a short hall, study/den, and half-bath on the north, and the dining room on the east.

The stylistic focal point of the interior, and the only room that can be described as lavish, is the living room. Three steps with ironwork railing descend from the vestibule to the expansive living room, which possesses fully paneled walls and exposed ceiling beams with recessed paneling in between. At the east end, flanking the doorway from the vestibule, are a pair of built-in bookshelves. The overall heaviness of the room is mitigated by the bank of casement windows on the south wall and by the French doors with surrounding sidelights and transom that open from the west end of the living room to the sun porch. On the north wall of the living room, a large stone fireplace boasts an oak mantel shelf decoratively carved by workers of the famous Tryon Toymakers and Woodcarvers Shop.

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Polk County, North Carolina

East of the vestibule, the dining room possesses a stone fireplace nearly identical to the one in the living room, though smaller, with a decoratively carved oak shelf. East of the dining room, the kitchen area--originally composed of a series of small service rooms (including a kitchen)--has been sympathetically redesigned (1980s) to provide a more open combined kitchen and breakfast room. From this area, service stairs lead to the basement below and to the servant's room and bath in the half story above the garage, continuing on to the second floor.

Beneath the main floor of the east wing of the house, a partial basement provides a series of small service and storage rooms. Adjacent to the basement, the large garage is heated by a band of radiators suspended from the ceiling.

The second floor of the house is as irregular in its plan as the first story and is stylistically plain. Stairs rise to a central landing, from which halls lead to the various bed and bath rooms (see floor plan). A simple Colonial Revival mantel in the west-end bedroom provides the only suggestion of style on the second floor. Other details, including single-panel doors, door casings, baseboards, and cornice moldings, are strikingly plain. As on the first story (except for the paneled living room), walls and ceilings are plastered and floors are hardwood. Above the second story is a floored attic.

2. SWIMMING POOL 1920s-1930s 1 contributing structure

Believed to have been built soon after the house, the swimming pool survives behind the northwest corner of the house adjacent to the rear stone terrace. According to local tradition, the eighteen-by-twenty-eight-foot pool was the first private pool in Tryon. Constructed of poured concrete, the pool was originally bordered by a simple concrete strip. The pool remains intact, though it has a new liner, and the concrete surrounding strip remains visible. Beyond the concrete strip, a wood deck was built surrounding the pool in the 1980s, along with a wood railing on the sides and rear of the deck to protect pool users from the steep drop-off that has always characterized the landscape around the pool.

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3. **LOG CABIN**
1920s-1930s
1 contributing building

On the wooded hillside southwest of the house stands a fifteen-by-twelve-foot, one-room log cabin used as a writing retreat by Margaret Culkin Banning. Its saddle-notched logs with wide cement chinking, low-pitched gable roof, and the form of its stone chimney are consistent with nostalgia-based rustic cabins erected during the 1920s and 1930s, rather than with the earlier vernacular log dwellings built in the mountain region. The original cabin remains intact, although in 1983 a small frame kitchen and bath addition was built to the rear (west) of the cabin, while a small frame deck was added to the south end.

4. **FISH POOL**
1920s
1 contributing structure

Southeast of the house, at the east end of the terraced garden, a stone fish pool appears to be an original landscape feature contemporary with the house. Although its stone walls of an irregular, curvilinear shape remain intact, the pool no longer holds water.

5. **WORKSHOP-GARAGE**
1988
1 non-contributing building

Southeast of the fish pool stands a gable-roofed workshop with three-car garage underneath built by the present owners in 1988. Although a building of recent construction, it was sympathetically designed with such features as stucco and "half-timbered" walls and casement windows to continue the Tudor Revival theme of the main house.

6. **WELL HOUSE**
1988
1 non-contributing structure

Although built in recent years, the small, beautifully-constructed stone well house with steep gable roof coordinates well with the overall character of the Friendly Hills property. It is located east of the house, adjacent to the upper end of the gravel drive.

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7. **GARAGE-APARTMENT**
mid-1980s
1 non-contributing building

Northeast of the well house, and on the opposite side of the gravel drive, stands a one-and-a-half-story building erected in two stages during the mid-1980s. The first floor is composed of a seven-car garage, while the upper half-story houses a two-bedroom apartment. Like the workshop-garage, this building's stuccoed and "half-timbered" walls, casement windows, and south-end balcony are designed to coordinate with the Tudor Revival main house.

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Friendly Hills
Polk County, North Carolina

STATEMENT OF SIGNIFICANCE:

Summary -

Friendly Hills, a residential estate at the foot of the Blue Ridge Mountains near Tryon, North Carolina, is locally significant as a notable example of the Tudor Revival style and for its long association with prominent author Margaret Culkin Banning (1891-1982). Its period of significance spans the years from 1924, when the house was built, to 1947, the last year in which the property fulfills the fifty-year criterion for the listing in the National Register.

In 1923, Andrew Law, an investment banker from Spartanburg, South Carolina, purchased a seventeen-and-a-half-acre wooded tract just outside the town limits of Tryon, whereupon he built a substantial Tudor Revival-style dwelling for his family. The large scale of the house, along with the skillful use of such Tudor Revival characteristics as asymmetrical massing; stuccoed exterior wall surfaces with half-timbering; stone chimneys, terraces, and landscape features; casement windows; and an expansive living room fully paneled in wood, combine to create one of the most outstanding examples of the style in an area where English revival styles were popular in the early decades of the twentieth century. As such, Friendly Hills's architectural significance fulfills National Register Criterion C.

Friendly Hills is also significant for its nearly half-century association with literary figure Margaret Culkin Banning, who resided in the house seasonally after purchasing it in 1936. A permanent resident of Duluth, Minnesota, Banning began coming to Tryon in 1933, drawn by the beauty of the area, its agreeable climate, and its community of writers and artists. Banning's career included the publication by Harper and Row of over thirty novels--three of which were based on Tryon--and several hundred short stories and articles on the economy, politics, and American life, many of which appeared in such magazines as *Saturday Evening Post*, *McCall's*, *Cosmopolitan*, *Good Housekeeping*, *Ladies Home Journal*, *Today's Woman*, and *Reader's Digest*. While at Friendly Hills, Banning used the small log cabin on the property as her writing studio. Through its association with the productive career of prolific writer Margaret Culkin Banning, Friendly Hills is significant in the area of literature and fulfills Criterion B for listing in the National Register.

Historical Background and Literature Context -

When the Asheville-Spartanburg Railroad was constructed through Polk County in the late 1870s, it dramatically altered the character of the place. With the coming of the railroad, the county's wealth and development shifted away from the lowland farm areas to the corridor between Tryon and Saluda. Both communities began to flourish as resorts: Tryon, at the foot of the Blue

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Friendly Hills
Polk County, North Carolina

Ridge Mountains, as a temperate winter haven, and Saluda, at the crest of the mountains, as a cool summer retreat (Alexander, 4). Promotional brochures touted Tryon's beauty and salubrious climate as part of the so-called Thermal Belt (*Polk County History*, 78). A steady increase in visitors necessitated the establishment of hotels and boarding houses as well as other construction in the burgeoning community. New residents began to plant peach orchards and vineyards, and a local fruit growing and shipping industry was born. In 1885 Tryon was incorporated with boundaries laid out in a circle around the railroad depot (Lea and Roberts, 2-3). Progress continued during the first few decades of the twentieth century with the addition of municipal services and amenities and the establishment of a number of mountain crafts operations. Horseback riding and fox-hunting became important resort activities for which Tryon was well known. In the mid-1910s, world-famous golf-course architect Donald Ross was hired to design the course for the new Tryon Country Club located across the road from the future site of Friendly Hills (Lea and Roberts, 5-6). Tryon continued to prosper in the 1920s, when the proliferation of the automobile and the statewide "good roads" movement made the resort even more accessible (Alexander, 10).

While developing as a winter resort, Tryon also became somewhat of a cultural mecca in the southern mountains that attracted a variety of writers and artists. Local residents formed the Lanier Club in 1890 to establish a local library and to sponsor a variety of cultural events. The Lanier Library was built in 1905 and continues in active use today. The library and the Lanier Club that sponsored it were named for nationally-acclaimed poet Sidney Lanier, who spent the last weeks of his life in Tryon in 1881 (Lea and Roberts, 5, 20). Among the writers, artists, and actors who called Tryon home for either a short or long time were noted actor William Gillette, who created the definitive Sherlock Holmes on the New York stage; Robert B. and Elia W. Peattie, retired editors for the Chicago Tribune; Emma Payne Erskine, who under the pen name Payne Erskine wrote *The Mountain Girl*, *A Girl of the Blue Ridge*, and several other novels published by Little, Brown and Company; naturalist and author Margaret Warner Morley, who wrote *Carolina Mountains* (1913); artist Amelia M. Watson, who illustrated many books including Morley's *Carolina Mountains* and Thoreau's *Cape Cod*; Norwegian-born artist Homer Ellertson; and author F. Scott Fitzgerald, who became a part of the local social scene during the period of his wife's stay in an Asheville sanitarium (Lea and Roberts, 3, 28, 30, 32; Patton, 65; *Polk County History*, 96).

Into this milieu arrived prolific writer Margaret Culkin Banning, who, after first visiting friends in Tryon in 1933, became a seasonal resident for nearly a half-century until her death in 1982 at the age of ninety. In 1972 Banning was quoted in the Asheville Citizen-Times as saying, "Someone once said that in Tryon, it isn't blood that flows in the veins but ink" (Asheville Citizen-Times, April 9, 1972). A long-time resident of Duluth, Minnesota and a graduate of Vassar College, Banning was a progressive woman whose advice was sought on many issues throughout her adult life. During the Second World War she went to England at the invitation of the British Ministry of

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Information to study and report on conditions in the country's factories and homes. After the war, she was an active promoter of the United Nations and served in 1946 as a special consultant to the U.N. on refugee conditions, spending several months in Germany and Austria. In 1954 Banning returned from an extended observation trip in Europe to promote the importance of the North Atlantic Treaty Organization for the West (Tryon newspaper article, no date; Duluth Sunday News-Tribune, December 5, 1954). On another front, she was active in a variety of women's clubs and served as program coordinator for the National Federation of Business and Professional Women's Clubs (clipping from Duluth newspaper, April 4, 1945). Primarily, however, Margaret Culkin Banning was a writer, publishing (through Harper & Row) over thirty-five novels and non-fiction books and hundreds of short stories and articles on economic, political, and social subjects that appeared in such magazines as *Saturday Evening Post*, *McCall's*, *Cosmopolitan*, *Today's Woman*, *Woman's Home Companion*, *Good Housekeeping*, *Ladies Home Journal*, and *Reader's Digest*. Three of her novels--*The Will of Magda Townsend*, *Such Interesting People*, and *I Took My Love to the Country*--were based on Tryon, which she fictionalized as "DeSoto" (Duluth News-Tribune, August 18, 1940; Tryon newspaper article, no date; Byrd, 11; *Polk County History*, 140).

In July, 1936, Margaret Culkin Banning purchased the Friendly Hills estate through deeds from Josephine (Underwood) and Frederick P. Bowes and Lewis L. McArthur (Deed Book 68, pp. 225, 229). The large Tudor Revival house had been built for Spartanburg investment banker Andrew Law in 1924 after his purchase of the property the previous year (Deed Book 44, p. 102). Soon after the house was built, Law conveyed it to his wife, Margaret, on February 12, 1925 (Deed Book 45, p. 469). The Laws reportedly suffered financial reversals during the Great Depression, and in 1933 released their Friendly Hills property to Lewis L. McArthur (Deed Book 62, p. 539; no deeds were found conveying the property to Underwood and Frederick Bowes). Friendly Hills's spacious house, grounds, and swimming pool were apparently well-suited for Margaret Culkin Banning's private and social life in Tryon, for she enjoyed the property seasonally for the remainder of her life. Friendly Hills also suited Banning's life as a professional writer; the little log cabin on the property provided her a quiet writing studio until she later acquired a studio across the road.

On January 14, 1982, Margaret Culkin Banning died at the age of ninety. The following year her heirs sold Friendly Hills to present-owners Thomas M. and Janet C. Connell (Deed Book 181, p. 1359). While enjoying the property for more fifteen years, the Connells have been good stewards of its historical and architectural character. They are currently in the process of placing preservation covenants on the house and entire seventeen-and-a-half acres, to be held by the Historic Preservation Foundation of North Carolina, Inc.

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Friendly Hills
Polk County, North Carolina

Architecture Context: The Popularity of the English Revival in Tryon during the Early Twentieth Century -

Many visitors and seasonal residents of Tryon during the late nineteenth and early twentieth centuries came from northern cities, where they were familiar with popular urban architectural styles. As a result, some of these styles were transplanted to Tryon sooner and in higher concentrations than were found generally in North Carolina (Lea and Roberts, 9).

The English Revival, encompassing several variations from the simple Cotswald cottage to the heavily-timbered Tudor Revival, was one of these transplanted styles. The English Revival became the most popular period revival style in Tryon, well suited to the informal context of the town, whose residents enjoyed the rustic, mountain setting and maintained a strong interest in mountain crafts, particularly in wood carving that became an important element of the style. Furthermore, Biltmore Village in nearby Asheville provided a convenient model.

Although the English Revival did not become popular in Tryon until around 1910, it had an unusually early appearance in the area at Lynncote, built for Charles and Emma Payne Erskine in 1895. Unlike the period houses built twenty years later, Lynncote was constructed according to Tudor building practices, made possible by the continuation of timber construction techniques among the local craftsmen who built authentic half-timbering with mortar or brick inlay between the pegged beams. Lynncote, designed by Charles Erskine--possibly with the assistance of Asheville architect Richard Sharp Smith--burned in 1916 but was rebuilt using the same construction techniques in 1927 under the guidance of Hendersonville architect Erle Stillwell (Lea and Roberts, 12, 33).

During the 1920s, the English Revival appeared with increasing frequency throughout Tryon, especially in the work of architect J. Foster Searles. His work exhibits, in particular, the influence of the English vernacular farmhouse that found a compatible home in Tryon's village atmosphere. Searles's English cottage designs in Tryon were inspired partly by the growing mountain crafts production of the Tryon Toy Makers and Wood Carvers, founded by Eleanor Vance and Charlotte Yale. Before moving to Tryon from Asheville, they had been instrumental in the establishment of the Biltmore Industries, which produced hand crafts. Exemplifying the English cottage influence, Searles's first residence in Tryon at 110 Melrose Circle (ca. 1911) has splayed gable roofs and applied half-timbering, while the roof of the house and studio he designed at 119 Melrose Circle in the 1910s recalls the thatched roofs of rustic cottages. Searles's Woodcarver's House, built in the 1920s at 331 Melrose Avenue, displays detailed carving in the applied half-timbering, rake boards, and window frames, while his 1925 Toy House on Howard Street has hooded chimneys, an eyebrow dormer over the entrance, and a Tudor door (Lea and Roberts, 6, 13).

Within the context of Tryon's more typical English Revival cottages, the Tudor Revival manor house built at Friendly Hills in 1924 presented a substantial move upward in scale and in

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Friendly Hills
Polk County, North Carolina

complexity of design harkening back to the earliest English-style house in the Tryon area, Lynncote. An ambitious house of over five thousand square feet, Friendly Hills boasts a sophisticated design that utilizes a combination of stuccoed walls, half-timbering, stone chimneys and porches, and a slate roof. Like some of the other English Revival houses in Tryon, the Tudor Revival character of Friendly Hills is enhanced by its English-style garden landscaping. Unfortunately, the architect of this model Tudor Revival house has not been identified with certainty, although there is some speculation that it was Erle Stillwell, the Hendersonville architect who was involved with the rebuilding of Lynncote in 1927. Local builder Wright J. Gaines is believed to have constructed Friendly Hills. His name is found on one of the timbers of the house. Gaines was responsible for building several of the stone houses in the Tryon area as well as the old St. Lukes Hospital building. Local tradition claims that he went bankrupt as a result of the Friendly Hills project.

United States Department of the Interior
National Park Service

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Section Number 9 & 10 Page 12

Friendly Hills
Polk County, North Carolina

BIBLIOGRAPHY:

Alexander, W. Ted. Polk County. Unpublished survey report, 1985, on file at Western Field Office, Division of Archives and History, Asheville.

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Lea, Diane E. and Claudia Roberts. *An Architectural and Historical Survey of Tryon, North Carolina*. Raleigh: North Carolina Department of Cultural Resources, 1979.

Patton, Sadie Smathers. *Sketches of Polk County History*. Spartanburg: The Reprint Co., 1976.

Polk County Historical Association. *Polk County, North Carolina History*. Tryon, N.C.: Polk County Historical Association, Inc., 1983.

Polk County Records, Office of the Register of Deeds (Subgroup: Deeds), Polk County Courthouse, Columbus, N.C.

GEOGRAPHICAL DATA:

Verbal Boundary Description -

The boundary of the nominated property is defined as Polk County Tax Parcel P35-10. (EXHIBIT A)

Boundary Justification -

The nominated property includes all of the 17.54-acre tract of land (P35-10) purchased by Andrew Law in 1924 and Margaret Culkin Banning in 1936. This tract forms the historic and current site of the Friendly Hills estate.

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Section Number Photographs Page 13

Friendly Hills
Polk County, North Carolina

PHOTOGRAPHS:

The following information for #1-5 applies to all nomination photographs:

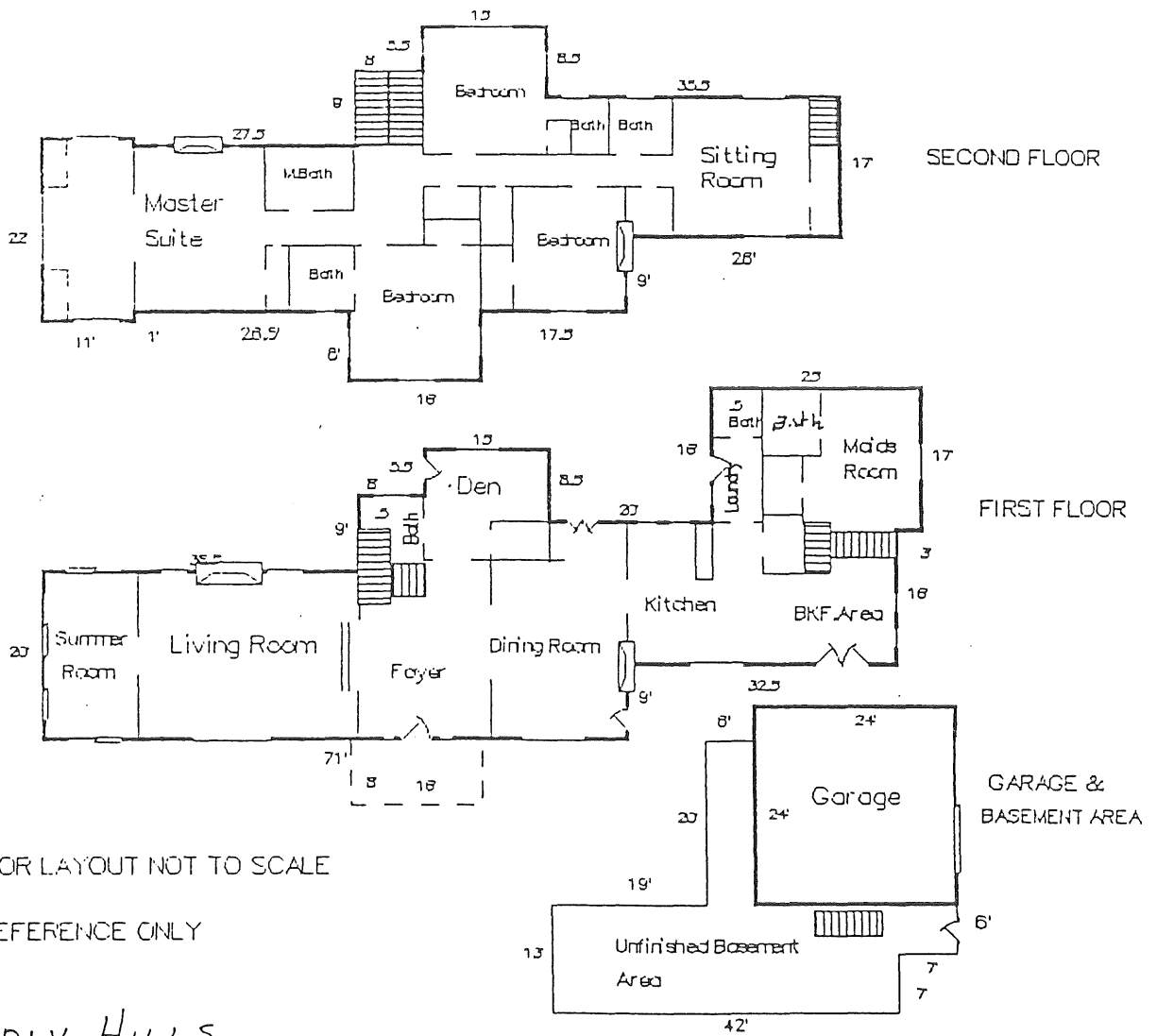
- 1) Friendly Hills
 - 2) Polk County, North Carolina
 - 3) Laura A. W. Phillips
 - 4) 10/97
 - 5) Western Field Office, Division of Archives and History, Asheville, North Carolina
- 6-7) A: Facade and garden, view to N
B: Front terrace and garden, view to W
C: Service wing and garage, view to NW
D: Rear elevation, view to SW
E: Living room, view to NW
F: Living room, vestibule, and dining room, view to E
G: Rear terrace and swimming pool, view to W
H: Log cabin, view to W
I: Workshop-garage, view to W
J: Well house, view to SW
K: Garage-apartment, view to NW
L: Context view and entrance, view to W

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National Park Service

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Section Number Floor Plans Page 14

Friendly Hills
Polk County, North Carolina



INTERIOR LAYOUT NOT TO SCALE
FOR REFERENCE ONLY

*FRIENDLY HILLS
POLK COUNTY, NC*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

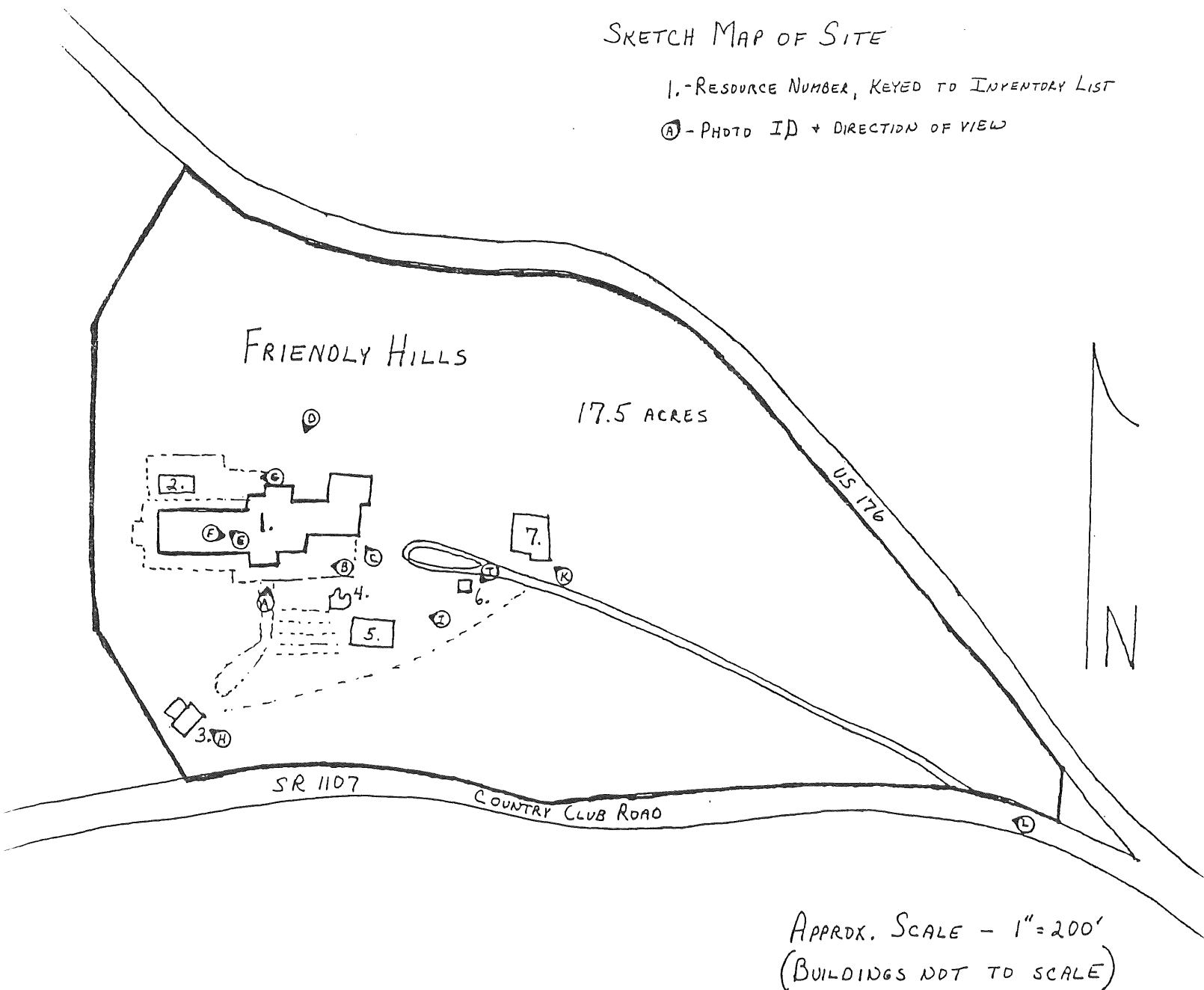
Section Number Sketch Map Page 15

Friendly Hills
Polk County, North Carolina

FRIENDLY HILLS SKETCH MAP OF SITE

1.- RESOURCE NUMBER, KEYED TO INVENTORY LIST

Ⓐ - PHOTO ID + DIRECTION OF VIEW



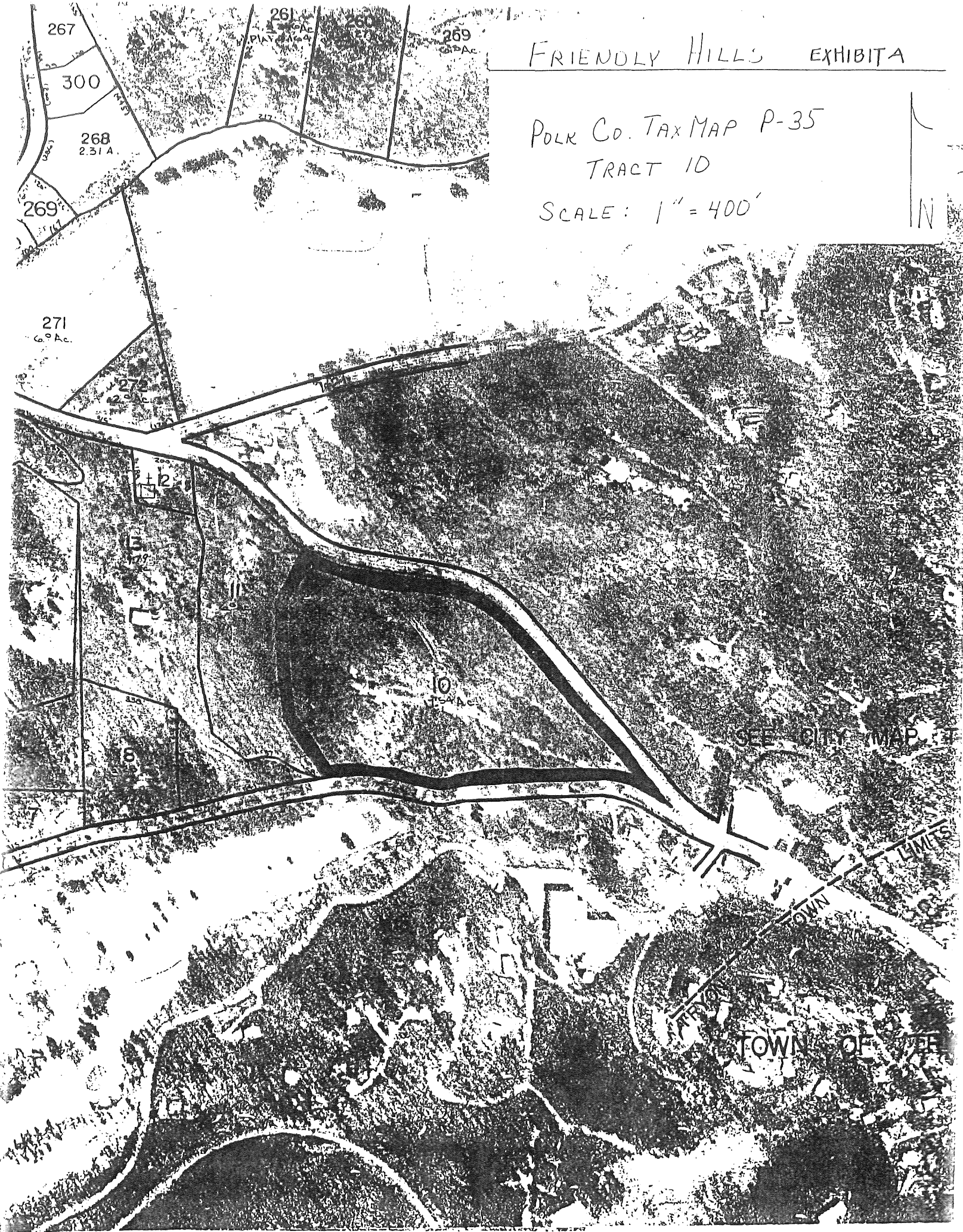
FRIENDLY HILLS EXHIBIT A

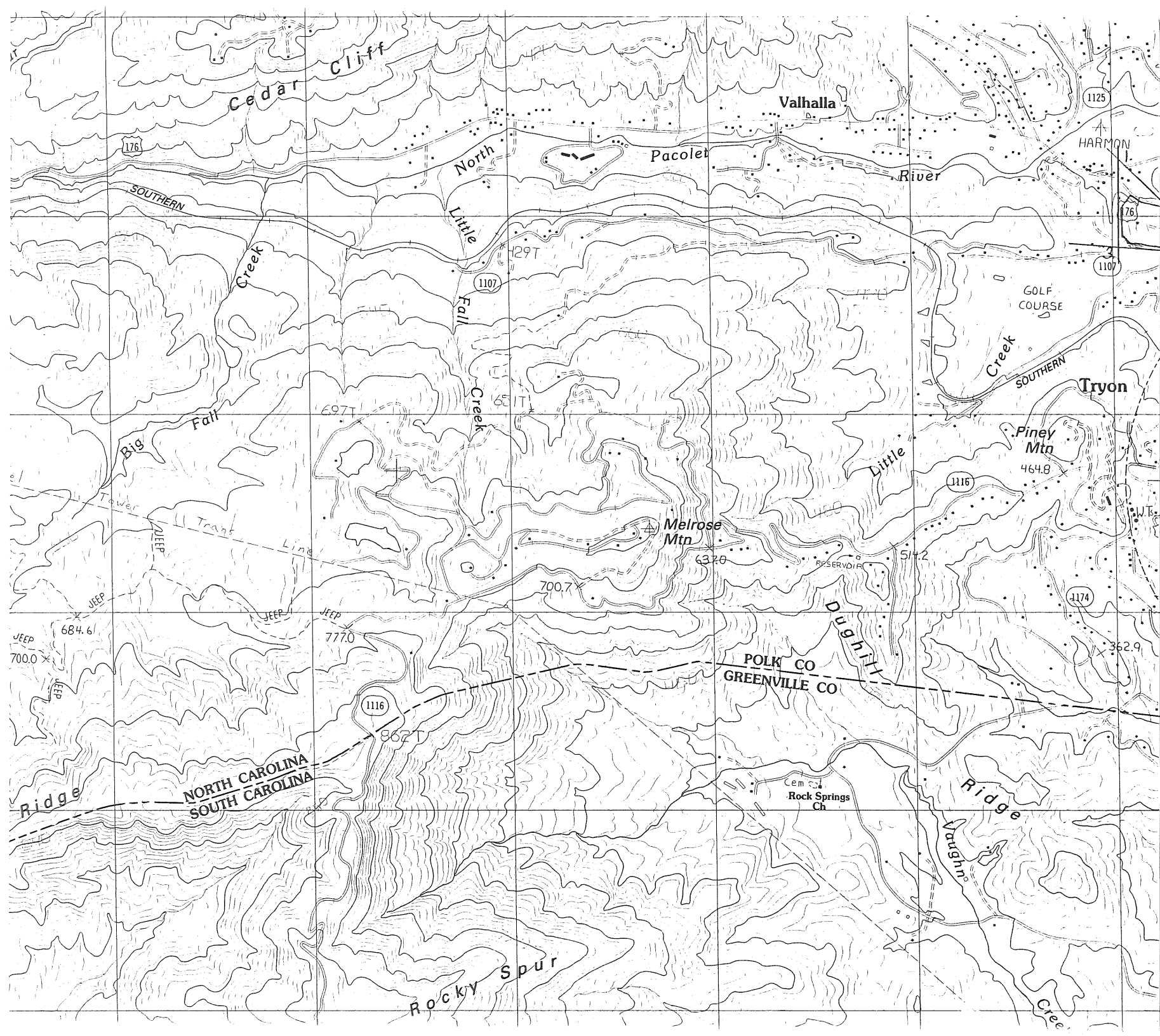
POLK CO. TAX MAP P-35

TRACT 10

SCALE: 1" = 400'

IN





3898
3897
3896
3895
3894

FRIENDLY HILLS
 POLK Co., NC
 SALUDA QUAD
 SCALE-1:24000
 ZONE 17
 1. 386030/3898290
 3. 386030/3897850
 +
 LANORUM QUAD
 2. 386540/3897810
 12' 30"

POLK CO
 GREENVILLE CO

NORTH CAROLINA
 SOUTH CAROLINA

