

MADISON COUNTY BARN DOCUMENTATION PROJECT

Common Identity of Barn: The Willows and the Boys Home, Dorland Institute

Address of Barn: 851 Boys Home Road

GPS Location: N35 54.571/ W82 50.992

Elevation: 1315'

Historic Owner(s): Henry Ottinger (Oettinger); Dorland Institute (Boys Farm School), Harold Baker, son Terry Baker, current owner.

Township: Hot Springs

Current Use: storage

Vicinity: Antioch Church

Historic Use: large dairy barn

Approx date/decade built: October 1907

Permission to visit property by: Terry Baker, owner. 828-622-3503; bakert47@gmail.com

Current Owner: Terry Baker

Setting and/or Surrounding Land Use: The barn is located on the upper flat elevation of a large flood plain of the French Broad River, as part of a relatively extensive flat acreage of land, approximately two miles downstream from Hot Springs, on the west side of the river.

Historic Information: This property has an important and historic role in Madison County, Hot Springs, western North Carolina, and the southern Appalachian region. The large brick house, built in the 1850's, is unique in Madison County both architecturally and as a surviving antebellum structure used as a drovers' inn and stock stand on the Newport, TN spur of the historic Buncombe Turnpike. As noted in the nomination to the National Register of Historic Places, the property is also significant as a pre-history archeological site.

The property is known as the Boys Home and was part of the Dorland Institute, founded in the latter 1800's in Hot Springs (later known as Dorland-Bell). The property is also known by the previous owners as The Willows. The main house and property is listed on the National Register of Historic Places. It is believed to have been built by Henry Ottinger (Oettinger) who moved from Caney Creek in Greene County, Tennessee. He reportedly first lived in a cabin with his wife and children. Oral tradition has it that he did not build the large brick house, but that it was possibly built by William Patton. He owned the Patton Hotel and stagecoach line in Hot Springs during the late 19th century. Oettinger ran the house as a drovers' inn. It was on the Buncombe Turnpike route, across the river from the main Turnpike, and included an important ferry crossing over the French Broad River at the property. This spur route of the Turnpike reportedly was the western route to Newport, TN.

One of its early Presbyterian leaders at the Dorland Institute, Reverend Francis McGaw, determined that the school needed a boys' class, referred to as a "boys department", and began

that class in 1886. The Dorland Institute was the only co-educational boarding school in the southern Appalachian network of Presbyterian schools.

The school had only minimal facilities to accommodate boys and in 1900 the Presbyterian Women's Board of Home Missions took control of the Boys Department and rented the 235-acre Oettinger farm and house to be used for dormitory space and for production of farm products for the overall school. The boys walked the two miles one-way each day to attend classes in Hot Springs. Numerous floods have destroyed earlier buildings on the property but the brick house has survived since its construction in the 1850's.

The Willows also played a role in the cultivation and documentation of the Appalachian folk culture movement after the turn of the 20th century. It was promoted by the resident manager, Miss Lucy Shaffer, as a possible site for a Danish-style folk school in 1918, associated with the Allenstand crafts school in Madison County, and was visited by John C. Campbell, English folklorist and folk teacher. The 1918 influenza pandemic caused many of the school programs to be temporarily halted, and the folk school plans were discontinued. Subsequently, the John C. Campbell folk school was built in Clay County near Brasstown.

The main barn is reported to have been built in October of 1907 by the Presbyterian Women's Board of Home Missions with a donation from a Presbyterian benefactor. The barn's design and construction method is not typical to western North Carolina and is likely from the northern region of the Presbyterian Home Mission headquarters. All the wood framing materials were harvested and milled from the property, the milling done by George Good with a steam-powered saw mill. The roofing is the original "iron" 3-V roofing and represents the earliest use of metal roofing on a barn documented in Madison County.

In addition to oral accounts, sources for information on The Willows and its history can be found in the following publications:

The Season of Dorland-Bell: History of an Appalachian Mission School, by Jacqueline Burgin Painter;

An Appalachian Medley: Hot Springs and the Gentry Family, Volume 1, by Jacqueline Burgin Painter

Outbuildings: large corn crib; carriage house, silo, misc. sheds

Water supply if applicable (describe) The water supply is from a spring approx 2 miles on the distant mountain side, built in 1922. The trenching and piping was performed by the boys attending the Dorland Institute and ran to a reservoir on the hill above the farm and buildings. The water supplied the farm including the barn's milk room concrete spring cooler box used to keep the milk and other perishables cool.

National Register of Historic Places entry from web site:

Ottinger, Henry, House added to National Register of
Historic places 1986 - - #86000410

Also known as **The Willows**
391 Boys Home Rd. , Hot Springs

Historic Significance:	Information Potential, Event, Architecture/Engineering
Architect, builder, or engineer:	Unknown
Architectural Style:	Other, Greek Revival
Area of Significance:	Transportation, Education, Agriculture, Architecture, Prehistoric
Cultural Affiliation:	Woodland, Archaic, Mississippian
Period of Significance:	7000-8999 BC, 5000-6999 BC, 3000-4999 BC, 1900-1924, 1850-1874, 1500-1599, 1499-1000 AD, 1000-2999 BC, 1000 AD-999 BC
Owner:	Private
Historic Function:	Agriculture/Subsistence, Domestic, Education
Historic Sub-function:	Agricultural Outbuildings, School, Single Dwelling
Current Function:	Agriculture/Subsistence, Domestic
Current Sub-function:	Agricultural Outbuildings, Single Dwelling

ORIGINAL BARN - characteristics

Integrity:

- ☒ High
- ☐ Medium
- ☐ Low

Condition:

- ☒ Good
- ☐ Fair
- ☐ Deteriorated
- ☐ Ruin

Addtl Info.:

☐ other

Addtl Info.:

Function of original barn:

- ☒ general purpose
- ☒ livestock/hay
- ☐ flue-cured tobacco
- ☐ burley tobacco
- ☐ bull face tobacco
- ☒ dairy

Type of Construction of original barn:

- ☒ Post and Beam
- ☒ timber frame
- ☒ mortise and tenon
- ☐ sawn lumber

- ☐ hewn timbers
- ☐ notched logs
- ☒ stud frame

Addtl Info: There is high quality mortise and tenon joinery and other interesting timber frame

joinery with peg construction. Ground floor timbers are unusually large, floor structure is heavy. Planed round logs have been added to reinforce the loft floor structure.

Original siding materials:

- ☒ milled boards
- ☐ lattice
- ☐ exposed logs
- ☐ board and batten
- ☐ metal
- ☐ shingles
- ☐ other

Addtl Info.:

Orientation of siding:

- ☐ angled on diagonal
- ☒ vertical
- ☐ horizontal

Addtl Info.:

Roof pitch or slope of original barn: 12/5

Roof type of original barn:

- ☒ gable
- ☐ broken gable
- ☐ gambrel
- ☐ shed
- ☐ monitor
- ☐ cupola
- ☐ other

Addtl Info.:

Roofing materials of original barn:

- ☐ split wood shingles
- ☐ 3-V metal
- ☐ 3-U metal
- ☐ 5-V metal
- ☐ stamped metal shingle
- ☐ tar paper
- ☐ unknown
- ☐ other

Addtl Info.: later 5-V metal unknown – too shallow for wood shingles, but could have been

Roof framing of original barn:

- ☐ round pole rafters
- ☒ milled rafters
- ☐ gambrel shallow trusses
- ☐ gambrel with post & beam supprt
- ☐ round purlins

Addtl Info.:

Foundation of original barn:

- ☐ Dry laid stone
- ☐ wood sills on rock piers
- ☒ mortared stone
- ☐ concrete
- ☐ concrete block
- ☐ columns/wood piers
- ☐ posts on concrete footings

Addtl Info.:

Flooring of original barn:

- ☐ dirt floor
- ☐ wood flooring
- ☒ concrete slab

Addtl Info.:

Species of wood used in original barn:

- ☐ chestnut
- ☒ other, list known species

Addtl Info.: variety of local wood:
pine, poplar, oak, chestnut

Hinges:

- ☐ leather
- ☐ wooden
- ☐ wrought iron
- ☒ commercial metal
- ☐ rubber
- ☐ other

Add. Info.:

Fasteners:

- ☒ wire nails
- ☐ cut nails
- ☐ wrought spikes
- ☒ wood pegs
- ☐ other

Addtl Info.: main framing is mortise
and tenon

Tobacco tier poles vertical spacing:

- ☐ +/- 2 feet
- ☐ +/- 3 feet
- ☐ +/- 4 feet
- ☐ other, list

Addtl Info.: N/A

Additional traditional features, list: earthen
ramp is supported by stone retaining wall
encloses an extensive bank that provides
access to the second level loft, 51' wide at
the base, 18' at the top, and 9' high.
; Unusual vertical compound lap joints in
columns; Two large concrete silos remain, one

added later according to the school history, likely
the one on the west side of the barn.

A wooden silo appears in a circa 1936
photo, but it is unknown where the exact
location was. The concrete silos roofs were
intact until the 1960's or 1970's.

Current 2 silos of poured concrete; carriage
house next to barn;

Extended and large earthen ramp to a short
bridge to the loft level. Significant because
this property is flat and ramp started at
ground floor level, not from a bank.

ALTERATIONS AND ADDITIONS - characteristics

Has the original barn been altered or added to? yes

Description of alterations and additions:

A large addition was built for air curing burley tobacco, and tier poles were added to interior of main barn for tobacco.

Condition of alterations

- ☐ good
- ☐ fair
- ☐ poor
- ☒ ruin

Addtnl Info.:

Function of barn alterations and additions

- ☐ general purpose
- ☐ livestock/hay
- ☐ flue-cured tobacco
- ☒ burley tobacco
- ☐ bull face tobacco
- ☐ dairy
- ☐ other

Addtnl Info.:

Type Construction alterations and additions

- ☒ Post and Beam
- ☐ timber frame
- ☐ mortise and tenon
- ☒ sawn lumber
- ☐ hewn timbers
- ☐ notched logs
- ☒ stud frame

Addtnl Info.:

Siding materials of alterations and additions

- ☒ milled boards
- ☐ lattice
- ☐ exposed logs
- ☐ board and batten
- ☐ metal
- ☐ shingles
- ☐ other

Addtnl Info.:

Orientation of siding

- ☐ angled on diagonal
- ☒ vertical
- ☐ horizontal

Addtnl Info.:

Roof type of barn alterations and additions

- ☒ gable
- ☐ broken gable
- ☐ gambrel
- ☐ shed
- ☐ monitor
- ☐ cupola
- ☐ other

Addtnl Info.:

Roof pitch or slope of alterations and additions: unknown because of deterioration

Roofing materials of alterations and additions

- ☐ split wood shingles
- ☐ 3-u metal
- ☒ 5-V metal

☐ 3-V metal

- ☐ stamped metal shingle
- ☐ tar paper

☐ unknown
☐ other
Addtnl Info.:

☒ milled rafters
☐ gambrel shallow trusses
☐ gambrel with post & beam support
☐ round purlins
Addtnl Info.:

Roof framing of alterations and additions
☐ round pole rafters

Foundation of alterations and additions
☐ Dry laid stone
☒ wood sills on rock piers
☐ mortared stone
☐ concrete
☐ concrete block
☐ columns/wood piers
☐ posts on concrete footings
Addtnl Info.:

Flooring of alterations and additions
☒ dirt floor
☐ wood flooring
☐ concrete slab
Addtnl Info.:

Species of wood used in alterations and additions
☐ chestnut
☒ other, list known species
Addtnl Info.: typical varieties

Hinges/ alterations and additions
☐ leather
☐ wooden
☐ wrought iron
☒ commercial metal
☐ rubber
☐ other
Addtnl Info.:

Fasteners/ alterations and additions
☒ wire nails
☐ cut nails
☐ wrought spikes
☐ wood pegs
☐ other
Addtnl Info.:

Tobacco tier poles vertical spacing/ alterations and additions
☐ +/- 2 feet
☐ +/- 3 feet
☐ +/- 4 feet
☐ other, list
Addtnl Info. Unknown due to deterioration

Date Photos Taken: Sept. 13, 2013

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