NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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 KING-LANCASTER-MCCOY-MITCHELL HOUSE

other names/site number VDHR File No. 102-19

2. Location

street & number 54 King Street ☐ not for publication N/A

city or town Bristol ☐ vicinity N/A

state Virginia code VA county Bristol (Independent code 520 zip code 24201

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.)

Signature of certifying official/Title — Date 20 June 1994

Director, Virginia Department of Historic Resources
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:)		

King-Lancaster-McCoy-Mitchell House
Name of Property

City of Bristol, Virginia
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	1	buildings
0	0	sites
0	0	structures
0	0	objects
2	1	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
DOMESTIC: secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Italianate

Materials
(Enter categories from instructions)

foundation STONE
walls BRICK
roof ASPHALT
other WOOD

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.
- [x] 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

Period of Significance

ca. 1820 to 1903

Significant Dates

ca. 1820; 1881; 1892; 1903

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Beaver, Hoffmeister & Mould
Hoffmeister & Doriot
Crowell, John M. - 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:

- [x] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:
Va. Department of Historic Resources

King-Lancaster-McCoy-Mitchell House
Name of Property

City of Bristol, Virginia
County and State

10. Geographical Data

Acreage of Property 0.6 acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	17	393800	4050660
2			
3			
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 David A. Edwards, Architectural Historian

organization Virginia Department of Historic Resources date January 12, 1994

street & number 221 Governor Street telephone (804) 786-3143

city or town Richmond state Virginia zip code 23219

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 Miss Margaret Mitchell

street & number 54 King Street telephone (703) 669-1212

city or town Bristol state VA zip code 24201

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.

SUMMARY PARAGRAPH

The King-Lancaster-McCoy-Mitchell House at 54 King Street is situated atop Solar Hill overlooking the central business district of the city of Bristol, Virginia. It is a two-story, irregular-shaped, gable-roofed, brick dwelling that began as a ca. 1820 I house and, with additions and alterations dating from 1881, 1892, and 1903, evolved into a Victorian Italianate-style house with some Colonial Revival details. Although the house displays both interior and exterior features from each construction phase, it is primarily a product of the 1892 addition and remodeling as designed by local architects Beaver, Hoffmeister & Mould for owner H. E. McCoy. Along with the architectural fabric of the house, which has been little altered since the last (1903) addition, most of the furnishings, wallpaper, light fixtures, etc. have also survived from the early twentieth century. The house is situated on a 0.6-acre lot shaded by mature trees and contains a contributing ca. 1900 frame barn and a noncontributing garage built in 1964. The sidewalk-bordered front of the lot is defined by a low stone retaining wall topped by a cast-metal fence with gate.

ARCHITECTURAL ANALYSIS

The King-Lancaster-McCoy-Mitchell House began as a two-story, central-passage, single-pile-plan brick dwelling with a Flemish-bond west facade, gable roof, and interior end chimneys. It is not certain whether the dwelling was built for Colonel James King, who in 1814 purchased the tract of land on which the house stands, or for his son, Reverend James King, who is known to have occupied the house until 1853. Nevertheless the dwelling was noted as "J. King's brick house" on the 1821 John Wood map of Washington County, Virginia, and surviving architectural evidence of the early house suggests a ca. 1820 date of construction.

The rear section of the present house originally served as the central passage and north room on both floors of the ca. 1820 house. According to the architectural drawings for the 1892 addition and remodeling, the southern third of the original house was removed at that time. The north room was also divided into a kitchen, storeroom, and pantry.

The architectural drawings of the 1903 addition and existing house called for the surviving central passage and north room (kitchen-storeroom-pantry) of the ca. 1820 house to be once again divided into the current living room, rear stairhall, and pantry on the first floor and a stairhall, linen closet, bath, and bedroom on the second floor. This remodeling left little interior architectural fabric of the ca. 1820 house intact. Surviving elements include: two six-panel doors with molded trim in the second-floor stairhall; three mantels, one of which remains in the original second-floor north bedroom and the other two moved to a newer section of the house; and an undisturbed two-run section of stair rising from the

second floor to the attic. This stair features typical early-nineteenth-century decorative elements such as delicate scroll brackets, simple balusters, and simple turned newels.

Exterior surviving elements of the ca. 1820 house include: a portion of the west wall, visible on the exterior, with its Flemish-bond brickwork preserved; three window openings and casings on this elevation with crude jack arches and shutter pintles (although 2/2 sashes have replaced original sashes); the north end brick chimney; and portions of the north and east walls, although these have been surrounded by later construction. The attic reveals surviving second-floor ceiling framing and the hewn and water-powered sawn members of the roof framing.

The ca. 1820 King House probably faced west since the west (now rear) elevation exhibits Flemish-bond brickwork--a common treatment for front elevations of early-nineteenth-century dwellings. Also in support of this theory are the architectural drawings of the 1892 addition and remodeling which show the original stair of the ca. 1820 house rising from north to south, indicating that the north entrance was the dwelling's primary entrance.

The 1860 *New Map of the Town of Goodson* (later Bristol) clearly shows the rectangular house labeled as the "Old King House" and two outbuildings northeast and southeast of the main house. The King House probably remained little altered until 1881 when John J. Lancaster hired John M. Crowell to build a two-story, central-passage, single-pile-plan brick addition to the north, perpendicular to the original house. The new Victorian Italianate-style addition reoriented the house to the north toward Cumberland Street, while relegating the original ca. 1820 house to serve as the rear ell.

The north, south, and east walls of the Lancaster addition were built of brick laid in a rare staggered Flemish garden wall bond in which a header is followed by two stretchers in each row. Oddly, the west wall was laid in six- and seven-course American bond. According to 1891 plans and elevations of the house, the three-bay front (north) facade of the Lancaster addition featured a central double-door entrance. The elevation featured segmental-arched 2/2 sash windows with low sills, a semi-octagonal one-story bay window at each gable end, and a symmetrical pair of interior brick chimneys. The 1892 addition and remodeling resulted in the following changes to the exterior of the Lancaster addition: new raised cut-stone window sills; 2/2 window sashes replaced with 1/1 sashes; and the addition of a small one-story porch sheltering the central entrance. The porch, later enclosed as a polygonal sunroom, featured fluted columns on low parapets and was topped by a full entablature and turned balustrade. Later modifications included the reduction of the double-door entrance to a single door flanked by sidelights.

On the interior the Lancaster addition consists of the main stairhall and flanking dining room and library on the first floor and the main stairhall and flanking bedrooms on the second floor. Most of the interior architectural fabric of the Lancaster addition was to survive the 1892 addition and remodeling of the house. The architectural plans, elevations, and specifications of that building campaign indicate that the mantels in the dining room and sitting room (now library) were to remain unaltered, while those in the second-floor bedrooms were to be replaced. All fireplaces were to receive new slate hearths. The baseboard in the main stairhall was to be replaced and molded wood ceiling cornices were to be added to the stairhall, dining room, and sitting room (now library).

Surviving interior features of the 1881 Lancaster addition appear to include the paneled wainscot in the dining room, architrave door and window trim and original wood flooring throughout the addition, the simple wooden mantel in the dining room, and the more elaborate mantel with mirrored overmantel in the sitting room (now library). The main stair most likely postdates the 1892 addition and remodeling. It is a three-run closed-string stair with heavy turned balusters and square-paneled newels topped by round finials. According to the 1891 floor-plan drawings, the original stair had a different configuration.

In 1891 the Bristol, Tennessee, architectural firm of Beaver, Hoffmeister and Mould produced architectural drawings and specifications for an addition and remodeling of the old Lancaster House for then owner H. E. McCoy. Still in possession of the present owner, these materials are essential to a complete understanding of the changes the house underwent at that time.

Besides remodeling the Lancaster addition and demolishing the south third of the old King House as mentioned above, the architects proposed another brick addition to extend south from the rear of the Lancaster addition. This new addition comprises the present entrance hall and parlor (now music room) on the first floor and the southeast bedroom and bath on the second floor. It also reoriented the facade of the house to face a new direction--east--overlooking downtown Bristol, Virginia. Construction of the Victorian Italianate-style McCoy addition began in 1892 and complemented the existing Lancaster addition in its use of segmental-arched windows (1/1 sash rather than 2/2) and pedimented gables with bracketed modillion cornices and bands of decorative gougework.

The 1892 McCoy addition included a new front porch in the popular Colonial Revival style. The two-bay asymmetrical porch features fluted Tuscan columns on brick parapets with stone coping, stone steps, a full entablature with plain frieze, bracketed modillion cornice, and a flat roof with a turned balustrade and newels topped by round finials. A similar balustrade and more modest cornice was

added to the existing semi-octagonal projecting bay on the east gable end of the Lancaster addition. A square-paneled frieze extending only above the second-floor bath in the new addition made this section appear to be a hyphen between the two pedimented pavilions of the facade. The central front entrance consists of two paneled wooden doors with upper beveled-glass panels and a rectangular transom above.

The 1892 building specifications called for all exposed brick walls of the house to be painted with "three coats of [red] brick stain". Apparently the American-bond brickwork of the 1892 addition contrasting with the Flemish garden wall-bond brickwork of the east gable end of the Lancaster addition was not acceptable for the front of this fine house; therefore, red paint was applied to all the brick walls. With the completion of the 1892 McCoy addition the front of the King-Lancaster-McCoy-Mitchell House has remained virtually untouched for the last one hundred years.

The entrance hall and parlor (now music room) of the 1892 McCoy addition feature high molded baseboards, molded ceiling cornices, and architrave door and window trim. The music room contains a wooden parquet floor, walls consisting of molded wood and plaster paneling, and a wooden mantel removed from the "billiard room" (according to the building specifications) in the ca. 1820 section of the house. Characteristic of its period, the elegant mantel consists of freestanding, oval, fluted, Tuscan columns on piers supporting round arch-paneled endblocks, a fluted convex frieze, and a stacked and molded shelf. The coal grate and brass fireback are surrounded by "dark variegated Tennessee marble" with a hearth of the same material.

The second-floor southeast bedroom of the 1892 McCoy addition features simple baseboard, a minimal ceiling cornice, and a four-panel stained wooden door--features similar to the other bedrooms in the house. The building specifications indicate that the bedroom's wooden mantel was removed from the kitchen in the ca. 1820 section of the house. It consists of molded pilasters, paneled endblocks, a plain frieze with paneled central tablet, and a molded shelf. The building specifications also called for the removal of both mantels in the second-floor bedrooms of the Lancaster addition. The northeast bedroom mantel was replaced with a cast-metal example with an arched opening covered by a fireback and coal grate. The mantel was painted to resemble white marble.

The last major addition of the house was constructed in 1903 when the house was owned by J. D. Mitchell. Blueprints by architects Hoffmeister and Doriot, preserved at the property, show that a two-story, 5-course American-bond brick, hip-roofed rear ell was built to the rear (west) of the house at that time. It consists of the present kitchen and bath on the first floor and a "servant's room" above. The plans also called for the division of the former kitchen/storeroom/pantry and original central passage of the ca.

1820 section of the house into a living room, large pantry, and small "lobby" with an enclosed stair with winders. The well of the old ca. 1820 staircase was to be floored over on the second floor, while the flight of stairs from the second floor to the attic was to remain intact.

On the exterior the remodeling resulted in new 1/1 sash segmental-arched windows, the conversion of a window into a rear entrance, and the raising of a former stair landing window. A one-story two-bay rear porch was also added. It features chamfered square posts and jigsawn brackets.

Sometime after the 1903 Mitchell addition the porch on the north side of the house was enclosed for use as a sunroom and the facade and at least the south side of the house were delineated with carefully painted white mortar joints to create a false stretcher-bond brick pattern. Perhaps this unusual treatment was meant to enhance the brick character of the house since the brick had been painted over with red paint in 1892. Over time weathering of exposed areas of the facade and south side has revealed sections of the original brickwork.

With the completion of the 1903 Mitchell addition, the King-Lancaster-McCoy-Mitchell House changed very little over the next ninety-one years. Margaret Mitchell, the daughter of J. D. Mitchell, continues to make the house her home. She has not only maintained the house's turn-of-the-century architectural integrity, but she has also preserved in situ the house's early-twentieth-century furnishings, accessories, interior decorative treatments, etc. The house is remarkable for its well-preserved museum-like quality and integrity.

A contributing frame barn is located several yards south of the house. Since the 1892 building specifications called for the demolition of all outbuildings associated with the older house and the barn appears in a ca. 1903 photo of the house, it was probably constructed around 1900. According to Margaret Mitchell the barn housed the family horse and cow. Closer to the house to the southwest is a noncontributing shed-roofed frame garage that was built in 1964.

David A. Edwards

STATEMENT OF SIGNIFICANCE

The King-Lancaster-McCoy-Mitchell House is located at 54 King Street on Solar Hill in the city of Bristol, Virginia. Named for the families that built significant sections of the dwelling, the house began as a ca. 1820 I house. With additions made in 1881, 1892, and 1903, the house evolved into the city's finest example of the Victorian Italianate style. Since 1903, the architectural integrity of the house has remained remarkably well preserved. Also of particular interest is the museum-like quality of the interior; furnishings, fixtures, wall treatments, and accessories have remained little altered since the early twentieth century.

HISTORICAL BACKGROUND

Forty-two years before the town of Goodson, Virginia, now the city of Bristol, was founded, the tract of land on which the King-Lancaster-McCoy-Mitchell House was built was conveyed by Revolutionary War veteran Colonel Isaac Shelby to Colonel James King (1752-1825) on 26 September 1814 for $10,000. Col. King, a native of Londonderry, Ireland, had migrated to Virginia around 1769. Also a veteran of the Revolutionary War, he soon acquired about 50,000 acres of land in and around the future site of Bristol, Virginia-Tennessee. In 1784 King erected the first ironworks in the state of Tennessee at a site about three miles south of Bristol. Before his death in 1825, he had become one of the wealthiest men in the area.[1]

It is not known for certain if Colonel James King or his son, Reverend James King, built the earliest portion of the King-Lancaster-McCoy-Mitchell House. The 1821 John Wood map of Washington County, Virginia, makes reference to "J. King's brick house" in the general area where the King-Lancaster-McCoy-Mitchell House stands today. The fact that the house's brick construction was noted on the map (no other houses were so noted), seems to indicate the rarity of brick houses in the region in 1821. This map reference and surviving architectural evidence of the earliest portion of the King-Lancaster-McCoy-Mitchell House suggests that the King House was probably built around 1820.

Reverend James King (1791-1867), a noted local Presbyterian minister, lived at the King House, which he called Mountain View, until 1853 when he moved to another nearby estate. In 1852 King sold a 100-acre tract of land south of Mountain View--forty-eight acres in Tennessee and fifty-two acres in Virginia--to his son-in-law Joseph R. Anderson, who laid off much of the land as the proposed town of Bristol. In 1856 the town of Bristol, Tennessee, was incorporated, and in that same year the town of Bristol, Virginia was incorporated as the town of Goodson (officially renamed Bristol in 1890). Also in 1856 the Virginia and Tennessee Railroad arrived in Bristol, assuring the successful economic

development of both towns on the Virginia-Tennessee state line.[2].

In 1858 Rev. King sold sixty-five and one-half acres of land, including Mountain View, to David F. Scranton and Joseph Johnston of Savannah, Georgia. In 1860 Johnston sold four acres of the property, including the old King House, to Valentine Keebler, an early Bristol merchant[3]. The house, clearly labeled "Old King House" faces King Street on lot 351 of the 1860 *New Map of the Town of Goodson, Virginia*. It is rectangular in shape with a small appendage extending to the north. Two small outbuildings are indicated northeast and southeast of the house.

In 1864 Keebler sold the Mountain View estate to wealthy businessman Thomas C. Lancaster (1805-1875) who operated the Virginia House, a successful hotel near the depot. He in turn sold the estate to his son John J. Lancaster, a wealthy New York banker, in 1874. A year later the elder Lancaster died. His obituary in the local paper mentions "his home on Solar Hill is the oldest and most esteemed residence in our town, being the homestead of Rev. King before Bristol was founded"[4].

While his mother Julia A. Lancaster and his maiden sisters continued to occupy the house, John J. Lancaster built a substantial brick addition to the old King House in 1881. The addition was built north and perpendicular to the existing house, reorienting the dwelling to face north toward Cumberland Street; thus, the old King House became the rear ell of the new house.

Apparently the Lancaster House was heralded as one of Bristol's finest dwellings. Its first mention is made in the 11 October 1881 edition of the *Bristol News*: "Mr John J. Lancaster's fine brick dwelling on Solar Hill is up and is being rapidly finished by John McG. Crowell". A week later the house was mentioned in the same newspaper as being "greatly ornamental to the town", and in the 22 November 1881 edition the following is found:

> Mrs. Lancaster's new brick house is a beauty. Mr. John McG. Crowell has put up one of the finest walls I have ever seen in Bristol; brick finely pressed, mortar joints smallest I have ever seen.[5]

After John J. Lancaster died in 1886, his mother continued to live at the house until her death in 1888. The courts then ordered the division and sale of the Lancaster estate. In 1891 the four-acre tract on which the Lancaster House stood was sold to prominent Bristol lawyer William F. Rhea. Rhea then divided the tract into lots and sold lot #2, containing the Lancaster House, to local banker H. E. McCoy[6].

When McCoy bought the Lancaster House, the front still faced Cumberland Street; however, W. F. Rhea's division of the Lancaster tract created a lot between the house and the street. When a house

was built on that lot, it occupied the former front yard of the Lancaster House. Not surprising, in late 1891 H. E. McCoy hired Bristol architects Beaver, Hoffmeister & Mould to design an addition that would reorient the house to face east toward King Street. This addition and remodeling was responsible for creating most of the house's present form. Architectural drawings and building specifications of the 1892 addition and remodeling are preserved by the present owner. These materials attest to the fine quality of craftsmanship that was demanded by the owner and architect.

H. E. McCoy died in 1899 and his widow sold the house to Joseph D. Mitchell that same year. Mitchell hired architects Hoffmeister & Doriot to add a rear service ell in 1903 and remodel what was left of the first floor of the old King House. Blueprints of these changes are also preserved by the present owner of the house.

With the 1903 addition and remodeling, the King-Lancaster-McCoy-Mitchell House assumed its present form. The house and its contents have been maintained and preserved by J. D. Mitchell's daughter Margaret who continues to make the house her home.

David A. Edwards

ENDNOTES

1. Robert S. Loving, Double Destiny: The Story of Bristol, Tennessee-Virginia. (Bristol, Tenn.: The King Printing Company, 1955), p.15.

2. Ibid. pp. 19-24; pp. 41-46.

3. V. N. Phillips. unpublished historical research. Bristol Preservation Society, Bristol, Virginia. 1991.

4. Bristol News. 7 September 1875.

5. V. N. Phillips, "House of the Month: The Lancaster-McCoy-Mitchell House". unpublished article for Bristol Preservation Society. Bristol, Virginia. n.d.

6. Ibid.

BIBLIOGRAPHY

Beaver, Hoffmeister & Mould, Architects. Bristol, Tennessee. Elevation drawings, plans, and building specifications of dwelling for H. E. McCoy, Bristol, Va. 1891. Collection of current property owner Margaret Mitchell, Bristol, Va.

Bristol News. Bristol, Virginia. 7 September 1875; 11 October 1881; 22 November 1881.

Hoffmeister & Doriot, Architects. Bristol, Tennessee. Blueprints of plans and elevation drawings for addition to J. D. Mitchell House, Bristol, Va. 1903. Collection of current property owner Margaret Mitchell, Bristol, Va.

Loving, Robert S. *Double Destiny: The Story of Bristol, Tennessee-Virginia*. Bristol, Tennessee: The King Printing Company, 1955.

New Map of the Town of Goodson, Virginia. 1860. Virginia State Library and Archives, Richmond, Virginia.

Phillips, V. N. "House of the Month: The Lancaster-McCoy-Mitchell House". unpublished article for Bristol Preservation Society. Bristol, Virginia. n.d.

Phillips, V. N. *Bristol, Tennessee/Virginia: A History 1852-1900*. Johnson City, Tennessee: The Overmountain Press, 1992.

John Wood Map of Washington County, Virginia. 1821. Virginia State Library and Archives, Richmond, Virginia.

VERBAL BOUNDARY DESCRIPTION

The King-Lancaster-McCoy-Mitchell House is situated on Lot 2 of a map entitled "Rhea's Replat of Mountain View Addition" filed with the Commissioner of the Circuit Court of the City of Bristol, Va. in the case of W. H. Lancaster vs. J. D. Mitchell as recorded in Deed Book 9, page 461. The boundaries of this nomination also include Lot 3, which is adjacent to Lot 2, as shown on the above map. The overall dimensions of the nominated property are approximately 157 feet by 164 feet.

BOUNDARY JUSTIFICATION

The boundaries of the nominated property include the city lot that contains the King-Lancaster-McCoy-Mitchell House and the adjacent lot which contains the ca. 1900 barn that is historically associated with the property.

PHOTOGRAPHIC DOCUMENTATION

NOTE: The following items of information are common to all photographs:

NAME OF PROPERTY: King-Lancaster-McCoy-Mitchell House
LOCATION: 54 King Street, city of Bristol, Virginia
NAME OF PHOTOGRAPHER: David A. Edwards
DATE OF PHOTOGRAPH: December 1993
LOCATION OF NEGATIVE: Virginia State Library and Archives, Richmond, Virginia

Front (east) elevation looking northeast from street. View shows 1881 Lancaster addition to right and McCoy addition to left.
Photo 1 of 11 (VDHR Neg. No. 11217:8)

Front (east) elevation looking northeast from yard
Photo 2 of 11 (VDHR Neg. No. 11217:5)

Section of west wall of original ca. 1820 King House looking east. View shows Flemish-bond brickwork and original window casings.
Photo 3 of 11 (VDHR Neg. No. 11217:2)

Rear (west) elevation looking northeast. View shows 1881 Lancaster addition to left and 1903 Mitchell addition to right.
Photo 4 of 11 (VDHR Neg. No. 13483:36A)

Surviving section of stair rising from second floor to attic in ca. 1820 King House
Photo 5 of 11 (VDHR Neg. No. 11215:27)

Music Room (originally parlor) in 1892 McCoy addition. View looking southwest.
Photo 6 of 11 (VDHR Neg. No. 13483:9)

Library (originally sitting room) in 1881 Lancaster addition. View looking northeast.
Photo 7 of 11 (VDHR Neg. No. 13483:11)

Dining Room in 1881 Lancaster addition. View looking northeast.
Photo 8 of 11 (VDHR Neg. No. 13483:17)

Living Room (remodeled in 1903) in ca. 1820 King House. View looking north.
Photo 9 of 11 (VDHR Neg. No. 13483:3)

Southeast bedroom on second floor of 1892 McCoy addition showing reused mantel from ca. 1820 King House. View looking southeast.
Photo 10 of 11 (VDHR Neg. No. 13483:23)

Southwest bedroom on second floor of ca. 1820 King House showing original mantel. View looking northeast.
Photo 11 of 11 (VDHR Neg. No. 13483:20)

KING-LANCASTER-McCOY-MITCHELL HOUSE
CITY OF BRISTOL, VIRGINIA

First-floor plan of house developed from architectural drawings created by Bristol, Tennessee architects Beaver, Hoffmeister & Mould for an 1892 addition to house.

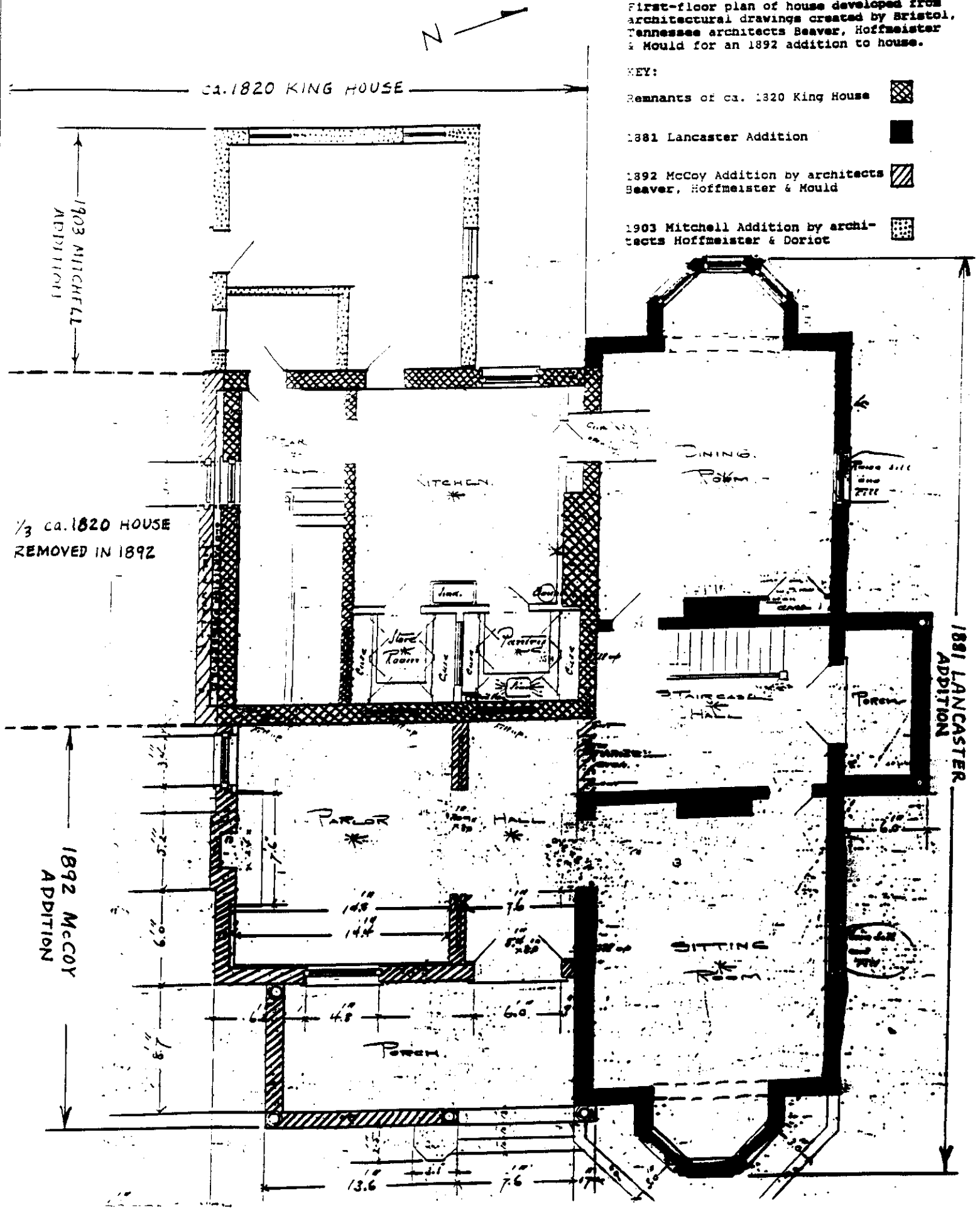
KEY:

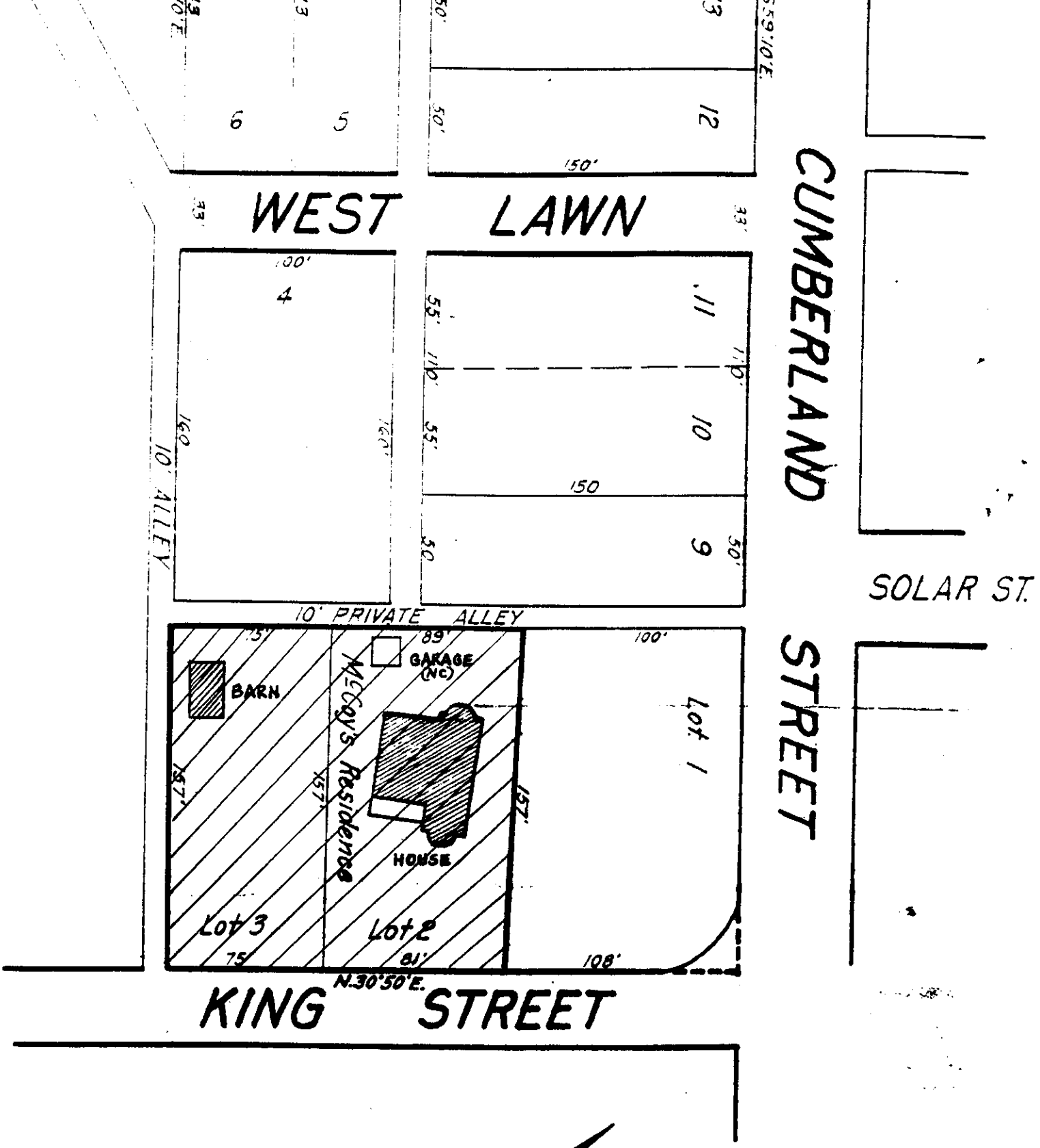
Remnants of ca. 1820 King House

1881 Lancaster Addition

1892 McCoy Addition by architects Beaver, Hoffmeister & Mould

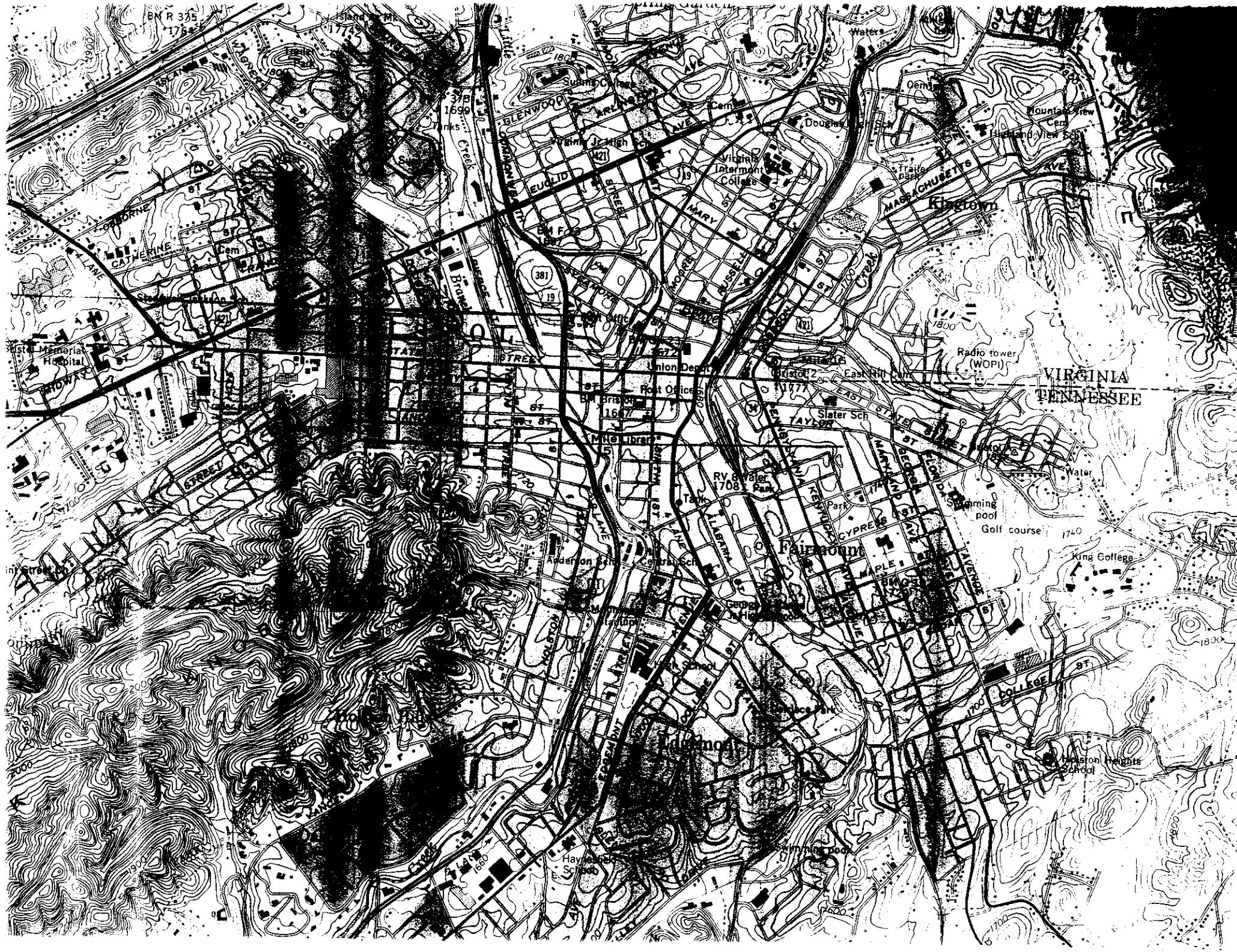
1903 Mitchell Addition by architects Hoffmeister & Doriot





Rhea's Replat of Mountain View Addition
found in Deed Book 9, p. 461 of Circuit Court.
City of Bristol, Va. (not to scale)

Nominated property



Kingtown
VIRGINIA
TENNESSEE
Radio tower (WOPI)
Fairmount
Edgemont
Golf course
King College
Swimming pool
Virginia Intermont College
Union Depot
Post Office
Slater Sch
Mountain View Cem
Highland View Sch
Bristol Memorial Hospital
Anderson Sch
Central Sch
Holston Heights School
Haynesfield School
Swimming pool
Trailer park
Douglas High Sch
Virginia Jr High Sch
Sullins College
Tanks
Water
Cem
Park
Tank
Creek
Branch
MASSACHUSETTS
EUCLID
MARY
RUSSELL
MOORE
GLENWOOD
ARLINGTON
CATHERINE
OSBORNE
MIDWAY
STATE
EAST STATE
TAYLOR
CYPRESS
MAPLE
COLLEGE
HOLSTON
ALABAMA
KENTUCKY
MARYLAND
GEORGIA
FLORIDA
AVENUE
STREET
LANE
381
421
19