

Adverse Effect to the Childers House on the Fort Campbell Army Installation

I. Introduction

The U.S. Army has initiated the use of new ammunition at the Fort Campbell Military Installation. Use of this ammunition will expand the range fan (distance ammunition has the ability to travel) and will prohibit personnel from occupying the facility. The Childers House will become classified as a Personnel Prohibited Area (PPA). This building is located in the Small Arms Impact Area at Fort Campbell and has been determined eligible for listing on the National Register of Historic Places (NRHP). Until this time, ammunition used in the ranges near the Childers House did not have the extended trajectory to be considered dangerous for personnel to use the property.

The use of new M855A1 ammunition prohibits further use and occupation of the Childers House property. It is the determination of the U.S. Army (Ft. Campbell) that the proposed undertaking constitutes an *Adverse Effect to Historic Properties*.

The Childers House is located along Mabry Road, in Montgomery County, Tennessee (W).

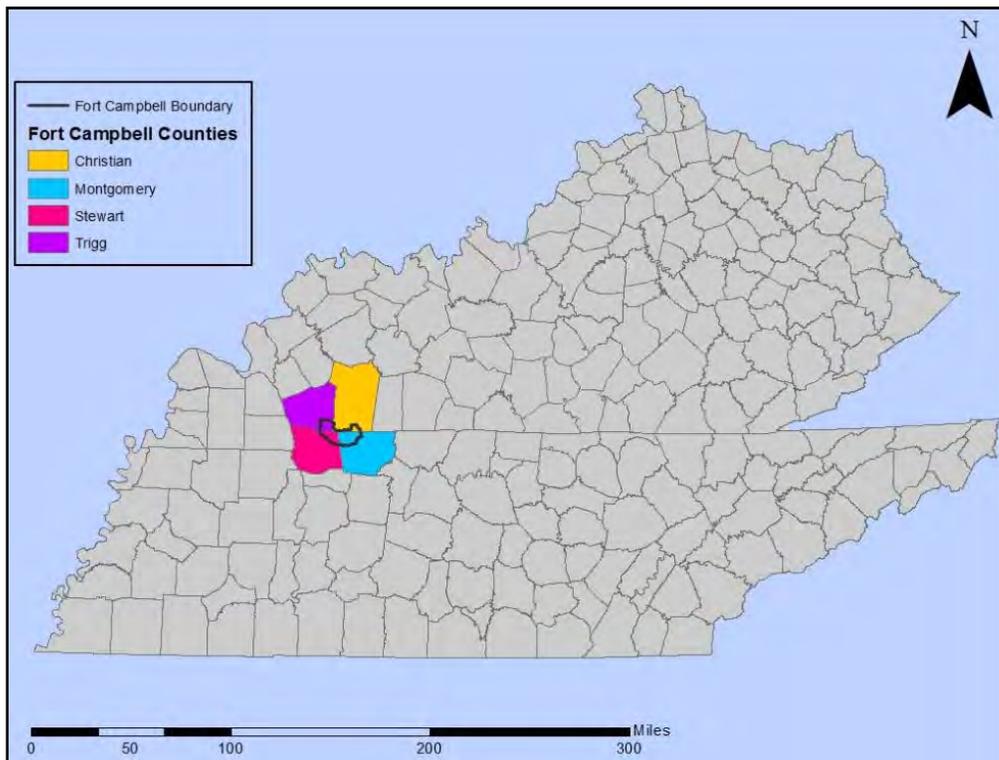


Figure 1. General Location of Fort Campbell

Fort Campbell has determined that the undertaking constitutes an *Adverse Effect to Historic Properties*. In accordance with Stipulation (C.2.h.) of *Programmatic Agreement Among the United States Army, The State Historic Preservation Officer of Kentucky and the State Historic Preservation Officer of Tennessee regarding the Operation, Maintenance, and Development of The Fort Campbell Army Installation at Fort Campbell, Kentucky* (OPS PA, Effective January, 2009), formal consultation with the appropriate SHPO is required if Fort Campbell determines that the effects of an undertaking are adverse. A formal section 106 consultation was conducted with the Tennessee State Historic Preservation Office (TN SHPO) in February 2014. The TN SHPO concurred with Fort Campbell’s determination of an *Adverse Effect* to the Childers House on March 26, 2014 (See Attached).

II. Description of Undertaking

Use of the new M855A1 ammunition will expand current range footprint at Ranges 20A, 21A, 21B and 23A. New range footprints are shown in Figure 4 and Figure 5. The new ammunition has an increased velocity when fired and therefore has the ability to travel a greater distance. Additionally, the ammunition is considered “green” ammunition as it does not contain lead. Use of the M855A1 ammunition is the only new training requirement at Fort Campbell at this time. There is no new weaponry or increased training load associated with this undertaking. Current ammunition used in the ranges, near the Childers House, did not have the extended trajectory to effect health and human safety for the occupants at the property.

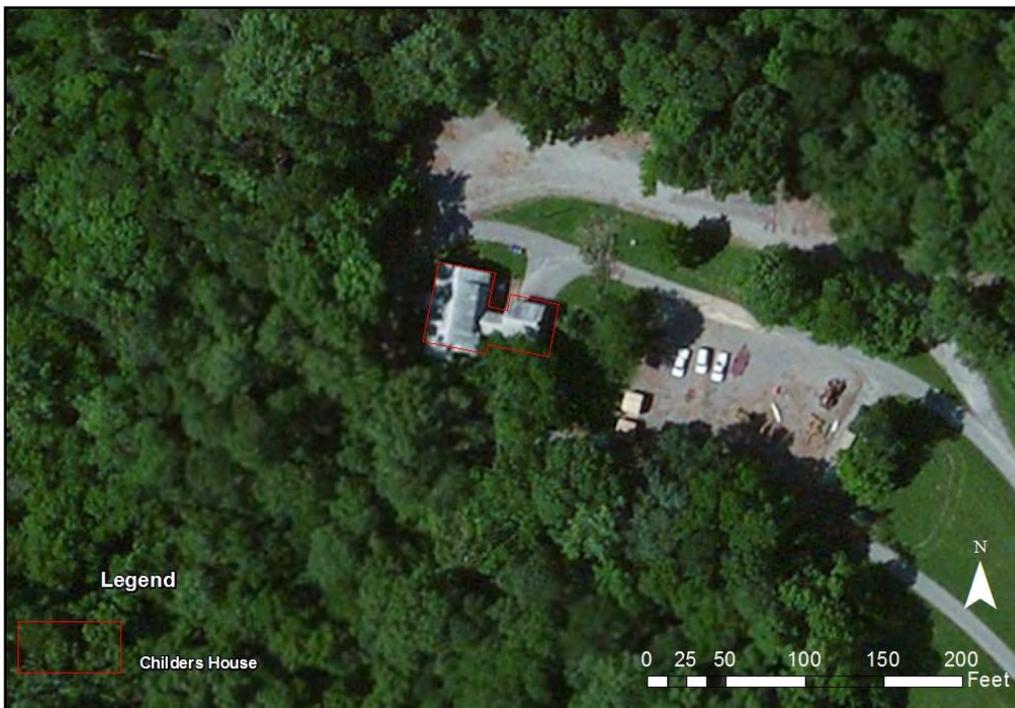


Figure 2. Childers House Location, Aerial (2013)



Figure 3. Location of Project Area, USGS New Providence Quad

III. Areas of Potential Effects

Direct Effect:

It is the determination of the U.S. Army that the Area of Potential Effects (APE) for direct effects for this undertaking is the extended footprint of new range ammunition fans. Ammunition is not likely to come in physical contact with the Childers House; however, damage cannot be ruled out and it will still be considered unsafe for personnel to occupy the area due to firing. Additionally, there is no ground disturbance associated with this undertaking. There are no anticipated direct effects for this undertaking.

There are no known archaeological sites, objects, Traditional Cultural Properties, districts, defined landscapes, or cemeteries within the APE for direct effects. The majority of the APE, the Small Arms Impact Area, is exempt from requiring additional archaeological survey in accordance with the current Programmatic Agreement for Base Operations (OPS PA). This area has been an impact area for multiple types of explosive ordnance and it is the determination of the U.S. Army that additional archaeological investigations constitute an unwarranted risk to health and human safety.

Indirect Effect:

It is the determination of the U.S. Army that the APE for indirect/visual effects for this undertaking is the surrounding landscape that will be altered due to implementation of the new ammunition. Indirect effects to the Childers house will be caused by the abandonment of personnel from the property. Discontinuing use and maintenance of the Childers will subsequently cause deterioration of the property.

There are no other structures located within the expanded range ammunition fans. Firing of new ammunition will be consistent with the types of training currently conducted at the range complexes. Additionally, there will be no significant auditory effects due to the use of new ammunition. Ammunition is the only change to the training at Fort Campbell. All weapons and training activities will remain consistent with current training at these ranges. There will be no significant increase in noise in the area. New range fan footprints are located in Figure 4 and Figure 5. The Childers House will be located within the new footprints for Ranges 23A and 20A, and within the buffer zone of new footprints for Ranges 20A and 21B.

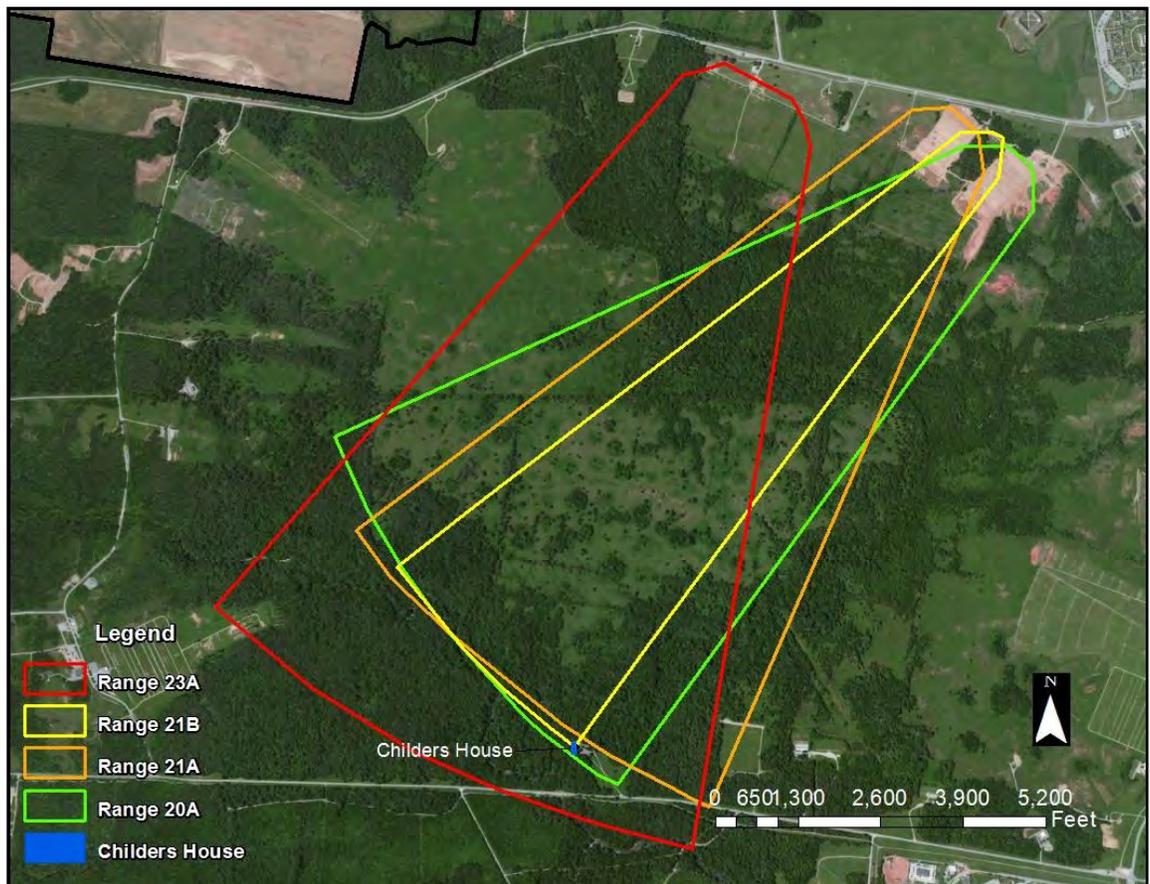


Figure 4. New range footprints for use of new ammunition

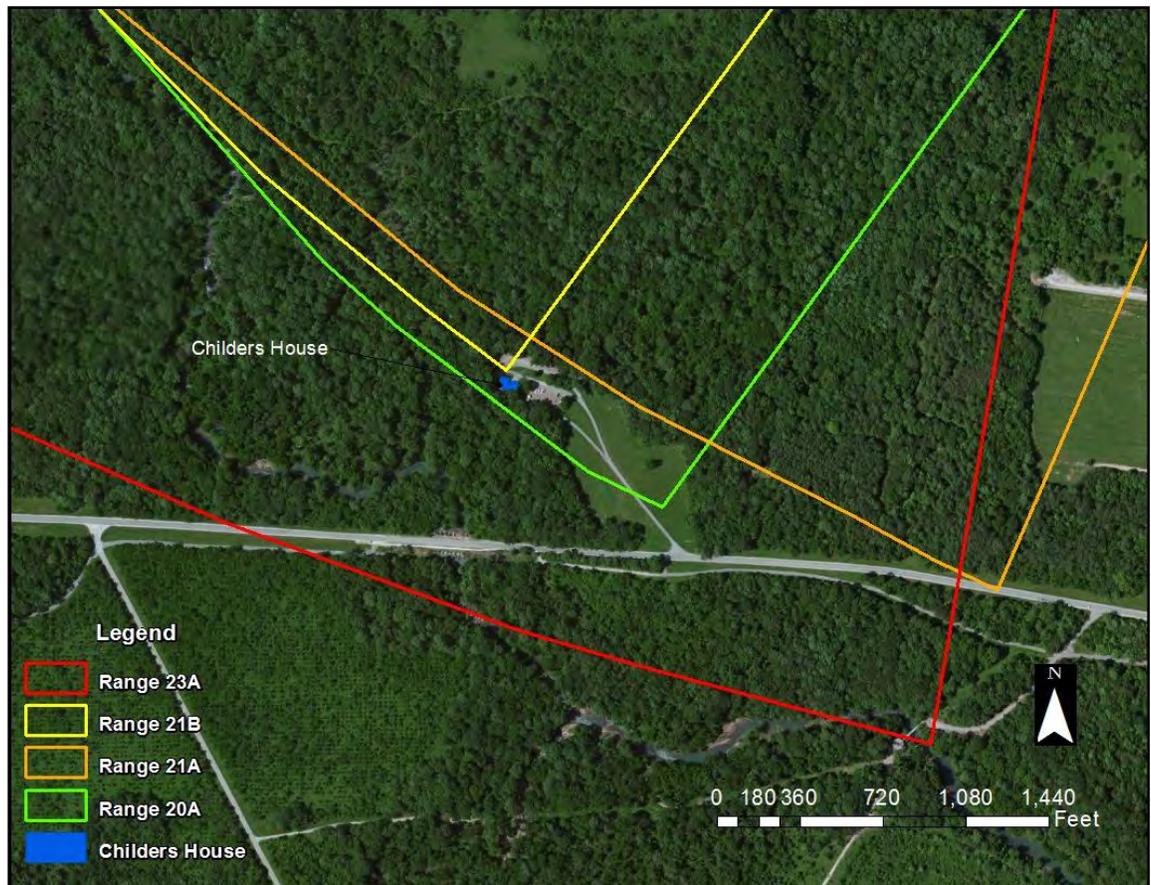


Figure 5. Close up of new range footprints and Childers House location

IV. Description of properties effected by this undertaking

Childers House, Building 6081

The Childers House was evaluated in a report prepared by BHE, Environmental, entitled, *Eligibility Assessment of the Childers House, Building 6081, Ft. Campbell, Kentucky (2003)*. The Childers House (building 6081) is listed as *Eligible* for the NRHP under Criterion C for architecture. The TN SHPO concurred with Fort Campbell that the Childers House is *Eligible* for listing on the NRHP in a letter dated January 9, 2004. The full report on the Childers House is included as a separate document within this Public Announcement.

Constructed between 1938-1939, by John Glenn Childers, the Childers house represents Colonial Revival style architecture. The house was only occupied for two (2) years before the U.S. Army took ownership of the property.

Childers House was used as office space for the Cultural Resources Management Program and Agricultural Lease Program of the Directorate of Public Works. These programs were relocated in April 2014.



Figure 6. Childers House



Figure 7. Childers House

V. Application of Criteria of Adverse Effect

There are no identified Direct Effects of the proposed undertaking. Ammunition will not likely come in contact with the property to cause physical damage, and there is no ground disturbance associated with the proposed undertaking.

The indirect/visual effects for the range fan increase are that the Childers House will no longer be used as office space due to the utilization of new ammunition. Without personnel occupying the house, the house will no longer be maintained causing neglect and subsequent deterioration. Auditory effects were also evaluated for the undertaking. All weapons and training activities will remain consistent with current training at these ranges. There will be no significant increase in noise in the area with the use of new ammunition.

Fort Campbell has determined that the abandonment of the building will cause physical deterioration of the property. Pursuant to 36 CFR 800.5 (a)(vi), neglect of a property which causes deterioration constitutes an *Adverse Effect*. The TN SHPO concurred with this determination in a letter dated March 26, 2014.

VI. Alternatives Considered for Avoiding Adverse Effect

Planners considered several options that would avoid impacts on the Childers House. The first option was to not use the proposed ammunition. The US Army considered this option unacceptable. The current ammunition is no longer in production and cannot continue to be utilized. Additionally, soldiers will not be trained properly on use of the new ammunition, resulting in mission failure.

The second option was to construct a berm at the end of Range 23 to prevent ammunition from reaching the Childers House. This would put an artificial blockade between the ammunition and the Childers House. This option is not feasible due to clearing the area for construction of the berm. The cost estimate for this option is approximately \$400,000. Costs would increase if berms had to be constructed at other ranges as well. Additionally, this option does not guarantee that the rounds would not come in contact with the Childers House. This option is unacceptable due to cost and that the Childers House would still be considered unsafe to occupy.

The third option was to transfer ammunition to other ranges that would not effect the Childers House. This option would require the construction of new range facilities. Constructing a new range complex would cost an estimated 10 million dollars. Additionally, this construction time would be approximately 8-10 years. The construction time would likely be extended as the Small Arms Impact area does not currently have space to build additional ranges. The time, money, and space required to construct new facilities is limited at Fort Campbell. The time between the close of existing range complexes and completion of new complexes would cause a lack of training, resulting in mission failure.

VII. Proposed Measures to Mitigate Adverse Effect

As per Stipulation (C.2.b.) of the OPS PA, Fort Campbell has consulted with the TN SHPO regarding the *Adverse Effect* to the Childers House. Mitigation procedures will be coordinated with the TN SHPO and other consulting parties and a Memorandum of Agreement (MOA) will be developed. Until the MOA has been finalized, minimal maintenance of the Childers House will continue. Pursuant to the aforementioned programmatic agreement and 36 CFR 800.6, an announcement to the public and other interested parties will be forthcoming.

State Historic Preservation Office
Correspondence



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
INSTALLATION MANAGEMENT COMMAND, ATLANTIC REGION
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT CAMPBELL
39 NORMANDY BOULEVARD
FORT CAMPBELL, KENTUCKY 42223-5617

February 18, 2014

Office of the Garrison Commander

Mr. Patrick E. McIntyre, Jr., Executive Director and SHPO
Tennessee Historical Commission
Clover Bottom Mansion
2941 Lebanon Road
Nashville, Tennessee 37243

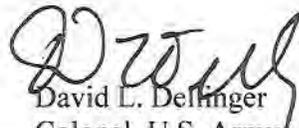
Dear Mr. McIntyre:

The US Army proposes to initiate use of new ammunition at the Fort Campbell Military Installation. Use of this ammunition will expand current range footprints and prohibit personnel from occupying the Childers House (building 6081). This building has been determined eligible for listing on the National Register of Historic Places under criteria C, and is currently used as office space for Directorate of Public Works employees. With implementation of the new ammunition, the Childers House can no longer safely be occupied or maintained. Without routine maintenance, the Childers House will deteriorate over time.

Pursuant to CFR 800.5 (a)(vi), neglect of a *Historic Property* which causes deterioration constitutes an *Adverse Effect*. It is the determination of Fort Campbell that the abandonment of the Childers House constitutes an *Adverse Effect Historic to Properties*. Please review the enclosed information supporting that determination and advise whether you concur with these determinations. Minimal maintenance will be continued until an agreement is reached to resolve the adverse effects.

If you have any further questions regarding this matter, please contact Mr. Ronald Grayson, Cultural Resources Program Manager at ronald.i.grayson.civ@mail.mil, or telephone 270-412-8174.

Sincerely,


David L. Dellinger
Colonel, U.S. Army
Commanding

Enclosure:

Use of M855A1 Ammunition: Undertaking Information and Analysis



TENNESSEE HISTORICAL COMMISSION

STATE HISTORIC PRESERVATION OFFICE

2941 LEBANON ROAD

NASHVILLE, TENNESSEE 37214

OFFICE: (615) 532-1550

www.tnhistoricalcommission.org

March 26, 2014

Mt. Ronald Grayson
Cultural Resources Program Manager
Bldg. 865/16 th. Street
Ft. Campbell, Kentucky, 42223

RE: DOD, CHILDERS HOUSE ABANDONMENT, FT. CAMPBELL, MONTGOMERY COUNTY

Dear Mt. Grayson:

In response to your request, received on Monday, March 24, 2014, we have reviewed the documents you submitted regarding your proposed undertaking. Our review of and comment on your proposed undertaking are among the requirements of Section 106 of the National Historic Preservation Act. This Act requires federal agencies or applicant for federal assistance to consult with the appropriate State Historic Preservation Office before they carry out their proposed undertakings. The Advisory Council on Historic Preservation has codified procedures for carrying out Section 106 review in 36 CFR 800. You may wish to familiarize yourself with these procedures (Federal Register, December 12, 2000, pages 77698-77739) if you are unsure about the Section 106 process.

Considering available information, we find that the project as currently proposed WILL ADVERSELY AFFECT PROPERTIES THAT ARE ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES. You should now begin immediate consultation with our office. Please direct questions and comments to Joe Garrison (615) 532-1550-103.

Sincerely,

E. Patrick McIntyre, Jr.
Executive Director and
State Historic Preservation Officer

EPM/jyg

**ELIGIBILITY ASSESSMENT OF CHILDERS HOUSE, BUILDING 6081,
FT. CAMPBELL, KENTUCKY**

**Prepared for:
USACE Louisville District
600 Martin Luther King Drive
Louisville, Kentucky 40202-2232**

**Prepared by:
Samiran Chanchani, Ph.D
Principal Investigator
BHE Environmental, Inc.
11733 Chesterdale Road
Cincinnati OH 45246-3405
www.bheenv.com**

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ELIGIBILITY ASSESSMENT OF CHILDERS' HOUSE, BUILDING 6081

EXECUTIVE SUMMARY

This study was conducted by BHE Environmental, Inc. with Gray & Pape, Inc., both of Cincinnati, Ohio. The aim of the study was to provide a National Register of Historic Places (NRHP) Eligibility Assessment for Building 6081, in Ft. Campbell (Montgomery County). The Building 6081 is commonly known as Childers House after its builder and previous resident, and is referred to as such in this report. The assessment is intended to support management decisions, in compliance with Section 110 of the National Historic Preservation Act (NHPA), 1966 (as amended), as future undertakings at or near the Childers House are planned. It contains the results of a thorough documentation of the history, the present condition of the building, and its significance. The study was completed by conducting background research on the property, completing an intensive survey of the premises, and recording the physical condition of the building in its setting.

Built during the years 1938-1939, Childers House is one of the four remaining structures in Ft. Campbell that pre-dates the military installation. In their inventory form filed with the Office of Archaeology and Historic Preservation, Washington, DC, in 1977, Dennison and O'Malley found the building ineligible for NRHP nomination (Dennison and O'Malley 1981). The reconnaissance level survey gave a very brief description of the building, finding that it did not meet the NRHP Criteria. A more detailed report in the 1990s concurred with the earlier evaluation (Cultural Resources Program n.d.). Contrary to earlier evaluations, in 1997 the Tennessee SHPO made a determination that Childers House appeared to be eligible for listing on the NRHP under Criterion C, architecture. This was taken into account in the *Ft. Campbell Integrated Cultural Resources Management Plan, 2001 – 2006* (Panamerican Consultants 2001). Although the ICRMP did not consider the building as eligible for listing on the NRHP, it nonetheless recommended a complete documentation and re-evaluation of the building.

The Principal Investigator for the project was Samiran Chanchani, Ph.D., Architectural Historian. Mr. Robert Powell, Historic Architect, conducted a survey of the property to report on the history of changes in use and form over time and to discuss the current condition of the building and recommendations for its treatment and regular maintenance. Ms. Kimberly Starbuck, photographer, took the 35-mm black and white photographs of the building. Dr. Chanchani was responsible for all other parts of the report. Ms. Alison Reed, Architectural Historian, assisted Dr. Chanchani with the site survey, drawing verification and historical research. Ms. Leah Konicki, Architectural Historian, Gray and Pape, was responsible for review of the report and acted as technical advisor for the project.

1.0 INTRODUCTION

This study was conducted by BHE Environmental, Inc. with Gray & Pape, Inc., both of Cincinnati, Ohio. The aim of the study was to provide a National Register of Historic Places (NRHP) Eligibility Assessment for Building 6081, known as Childers House. The assessment is also intended to support management decisions, per Section 110 of the NHPA, 1966 (as amended), as future undertakings at or near the Childers House are planned. This report thus includes guidelines for decisions regarding both regular maintenance and long-term treatment of the building. It contains the results of a thorough documentation of the history, the present condition of the building, and its significance. This study was completed by conducting background research on the property, completing an intensive survey of the premises, and recording the physical condition of the building in its setting.

Childers House is located off Mabry Road in Ft. Campbell, Montgomery County, Tennessee (Fig. 1). Built during the years 1938-39, Childers House is one of the four remaining structures in Ft. Campbell that pre-dates the military installation. In their inventory form filed with the Office of Archaeology and Historic Preservation, Washington, DC, in 1977, Dennison and O'Malley found the building ineligible for NRHP nomination (Dennison and O'Malley 1981, and Cultural Resources Program n.d.). They provided a very brief description of the building, and no explanation for the ineligibility finding except that it did not meet the NRHP Criteria. A more detailed report filed by the Cultural Resources Office in the 1990s concurred with the earlier evaluation (Cultural Resources Program n.d.). The report suggested that, although the building was a good example of Colonial Revival architecture for the Ft. Campbell area, it did not appear to meet the requirements of any of the NRHP Criteria. Contrary to earlier evaluations, in 1997 the Tennessee SHPO made a determination that Childers House appeared to be eligible for listing on the NRHP under Criterion C, architecture.

This was taken into account in the *Ft. Campbell Integrated Cultural Resources Management Plan, 2001 – 2006* (Panamerican Consultants 2001). Although the ICRMP did not consider the building as eligible for listing on the NRHP, it nonetheless recommended a complete

documentation and re-evaluation of the building. The documentation would lead to definite guidelines for the management of the building, per Section 110 of the NHPA, 1966 (as amended), and its environs in accordance with the established system at Ft. Campbell of coordinating these activities with the Cultural Resource Manager, ACHP, and the Tennessee SHPO. The present report takes into account the past judgments and evaluations with the aim to thoroughly document the building and its associated features, to help meet the recommendations set by the ICRMP.

2.0 METHODOLOGY

The study consisted of research and field survey. BHE conducted research to collect historic, architectural, and structural information pertaining to the Childers House and its history. As part of the research, a review of the documents and files kept by the Cultural Resources Program, the Housing Division, Master Planning Division, Engineering Drawing Department, and the Ft. Campbell Historical Foundation was completed. Additional references reviewed include published histories, Cultural Resources studies, unpublished documents, newspaper clippings, current and historical maps, Geographic Information System Data available at Ft. Campbell, and photographs. Research also was conducted at the Montgomery County Public Library, Clarksville; Montgomery County Register of Deeds; Tennessee State Library, Nashville; Tennessee Historical Commission; as well as available resources in Cincinnati. Oral history interviews conducted by the Cultural Resources program, cited in this report, provided useful information on the property and its owners.

The historical research complemented fieldwork to document the building in its setting. Digital photographs and 35mm black and white photographs of significant features of the building were taken, and photograph logs maintained. BHE verified the present condition of the building with available architectural drawings produced in 1945. The building was studied to see if the history of its construction could be understood from its present-day form, architectural features, and character. The background research provided a historical context to the study. It helped fill gaps in the history of the construction of and modifications in the building. On the other hand, the

construction history of the building could better explain the tastes, cultural preferences, and activities of former residents. Together, the two aspects of the study help evaluate the building for NRHP eligibility.

3.0 HISTORICAL CONTEXT

3.1 PRE-MILITARY HISTORY (19th century – 1942)

Childers House, Ft. Campbell, Montgomery County, is located well within the “black patch,” a well-known tobacco-growing area in northwestern Tennessee. Documentation on Childers House found in the Site Files of the Cultural Resources Office at Ft. Campbell contains little information on the site and settlement patterns prior to the Ft. Campbell era (Cultural Resources Program n.d.). The site files describe the origin of the present house as uncertain, and suggest that the first deed, which showed the property as “improved,” was related to the transfer of the property to the government. However, the site and its surroundings had a history of agricultural settlement since the late-eighteenth century (Andrews and Ahler 2002).

There are many indications of thriving, nineteenth-century agricultural communities in the area. The 1877 Beers and Company atlas of Montgomery County shows the county divided into several districts with many settlements spread along the roads (Fig. 2). The map shows houses and outbuildings, churches, markets, and post offices that distinguished one community from another. Settlers in the surrounding areas included farmers and practitioners of trades that supported the communities. Typically, the antebellum and pre-Civil War periods in the region saw the settlement of farmers who owned relatively large tracts of land. The settlement pattern was sparse, with expanses of land between farmsteads.

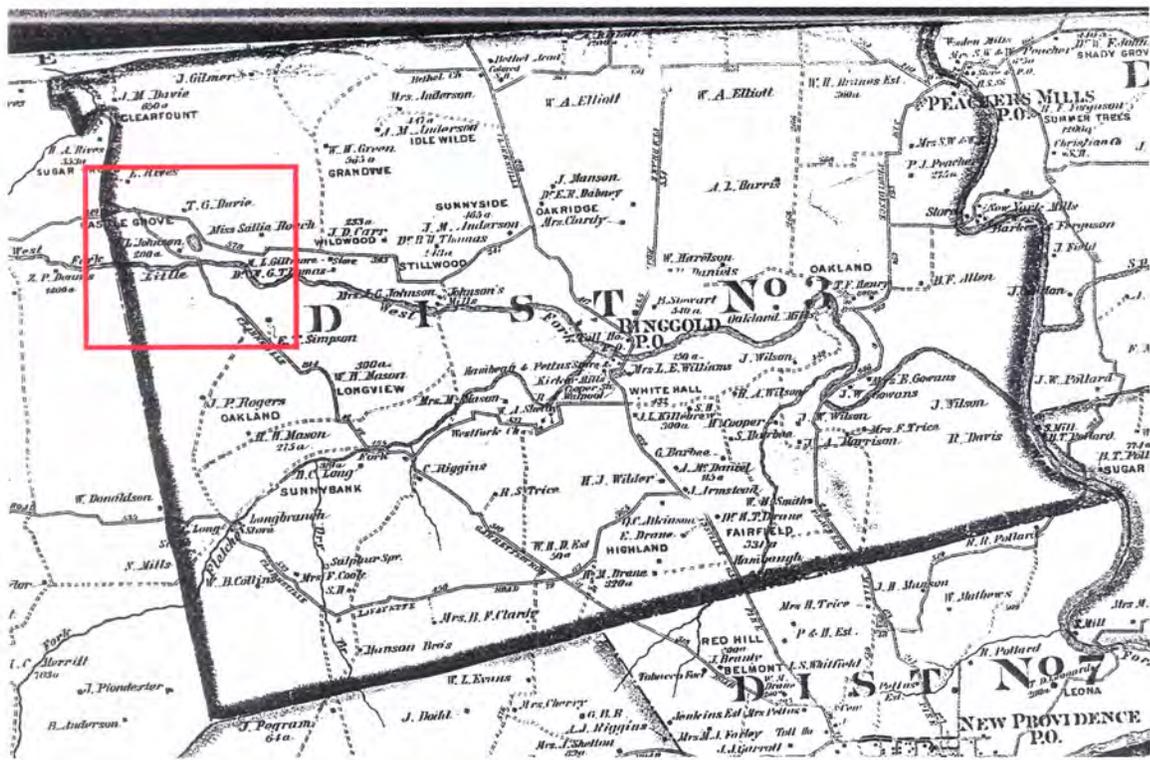
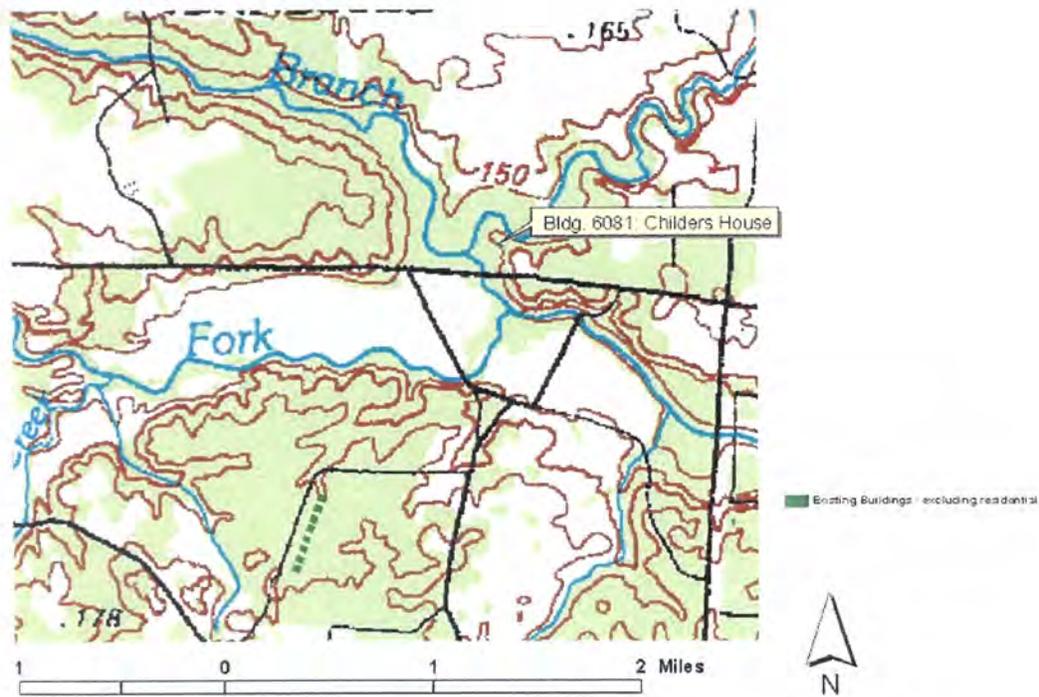


Fig. 1: Location Map, Childers House; Fig. 2: 1877 D. G Beers and Company Map of Montgomery County (part), showing the location area of the future Childers House

With the increase of tenant farmers in the post-Civil War Period, the density of settlements increased, as greater parts of the population became tenants rather than landowners (Andrews and Ahler 2002). The reorganization of agriculture in the region was gradual, and the settlement pattern consisted of a mix of rural freedmen, tenants, and small farm owners. The size of farms tended to be small, about a third of that of the pre-Civil War era Plantations. Farmhouses in the last quarter of the nineteenth century fronted ridge crests where roads were located, to allow for both, easy transportation and farming to occur in the flood plains and basins (Andrews and Ahler 2002: 93-4). Modernization of farming methods and the use of mechanized equipment started affecting agriculture in Middle Tennessee since the World War I. Due to poor weather conditions and over-production, the tobacco boom of the early twentieth century ended by 1920. While tobacco continued to remain a cash crop, farmers began to rely on other means, including breeding livestock and poultry farming, to supplement their income from the tobacco crop (Andrews and Ahler 2002: 103 - 6). By 1939, just two years before the Government considered the location for a temporary military installation for the deployment of troops during World War II, there were several buildings in the area (Fig. 3) (Tennessee State Highway Department 1939). Some of those appear to be in the same location as structures from the 1877 map. The 1941 aerial survey photographs (Army Engineers 1941) conducted by Army Engineers also help identify that several buildings dotted the landscape around the area, while indicating that the street patterns had changed over the years (Fig. 4). Aerial Photographs taken between 1945 and 1958 (Cultural Resources Program GIS data n.d.) show that practically all the old structures around the site had been removed (Fig. 5).

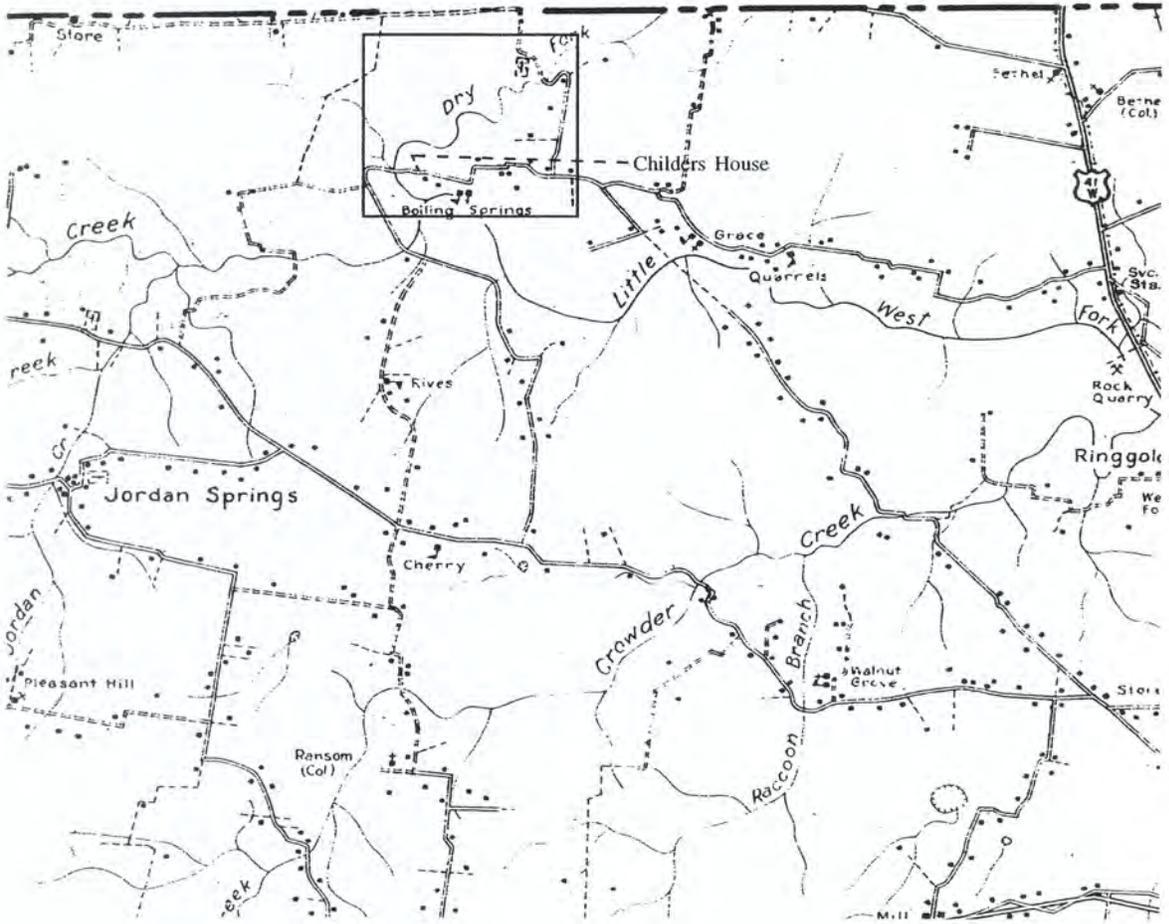


Fig. 3: Tennessee Department of Transportation Map of Montgomery County, 1939 (Part) showing location area of Childers House

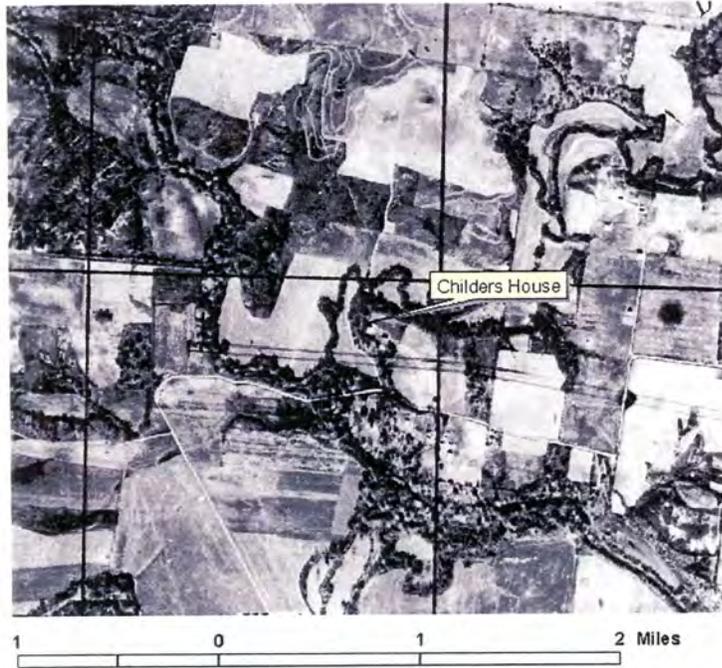


Fig. 4: Aerial photo of the Childers House vicinity, Army Engineers, 1941 shows several buildings in the area
Fig. 5: Aerial photo of the Childers House vicinity, 1945-58. The construction of the cantonment area is perceptible, and most of the structures around Childers House removed

Research into historical land records show that the property on which the house stands changed hands several times since the late nineteenth century. In 1877, the Rives family owned much of the land in the area, as indicated in the Beers and Company map. There appears to have been a structure, owned by H. A. Rives near the site. Between then and the turn of the century, the property must have changed hands at least once, although no record of the transaction was found. The first land title record indicates that a 46-acre property was owned by the Parham Family in 1895, that S. D. Parham and his wife sold part of it to William Parham (Montgomery County Deed Book 29: 140). William Parham passed it on to his wife, Ida, upon his death. In 1911, Ida sold it to John Parham, who in turn sold about 98 acres to Elvis Anglin (Deed Book 47: 217). It appears that Emma Anglin, the widow of Elvis Anglin, owned the property until 1925. In that year, she bought an additional 144.5 acres from a Mary Elizabeth Harrison (Deed Book 69: 16). Anglin sold 144.5 acres to Jennie Whitford and her husband in 1927 (Deed Book 70: 342). James Glenn Childers appears to have consolidated the entire property in 1931 (Deed Book 76: 67) and 1932 (Deed Book 76: 213), when he bought parcels of it from the owners Harvey Hunt and E. B. Trahern. From the deed books, it appears that Hunt sold the property to make good on his debts. The site files (Cultural Resources Program, n.d.) indicate that a possible reason for Hunt's debt was that he may have been responsible for the initial construction of the expensive house, and this drove him, at least in part, to his debts. However, the site files offer no substantive evidence of this. In fact, other sources, such as Charles Waters (2002), Evelyn Patch (2002) and Frank Childers (2003) indicate, in oral history interviews conducted by the Cultural Resources Program, the house was indeed built by James Glenn Childers.

According to the *Montgomery County, Tennessee, Family History* (Turner Publishing Company 2000), the Childers family could be traced back to the Confederate Captain Frank Gracey – an uncle of Colonel Francis Gracey Childers. Captain Gracey moved to Tennessee partly because he was expelled from Kentucky by the victorious Federal Government. Colonel Childers, a veteran of the Spanish American War, was the father of James Glenn Childers, who built the Childers House. Of James Glenn and his wife Francis, little is known but from interviews with Charles McManus Waters, Elwyn Patch, and Frank Childers conducted for the oral history project of the Ft. Campbell Cultural Resources Program (2002).

According to Charles Waters (2002), Childers was a wealthy man and built the house for the cost of \$50,000. He was married with a family, and Waters sometimes saw him working in his farm.

Although he was a person of means, scant information was found regarding his contribution to the community structured around the Grace Chapel on Bridge Water Mill (Mabry) Road. He had not lived in the neighborhood for long. Waters, who was an active member of the community, remembers Childers as a recluse, “what today we’d call a hippie.” Patch (2002) remembers him as an “original free spirit” who deliberately dressed down to appear to be an ordinary farmer rather than someone from the upper class. According to Waters, after selling the house and the property to the Army, Childers moved to the Adams/Mt. Carmel area in the same region. The interview with Frank Childers, older son of James Glenn, is important in that it provides background information about the family, although some of it contradicts the *Montgomery County, Tennessee, Family History Book*. According to Frank, James Glenn Childers’s father, a Methodist minister, had moved to Clarksville from Elkton, Kentucky in 1876. His mother’s family – the Glens – appears to have been more prominent. Her father had founded the first bank in Tennessee, which he had closed temporarily during the Civil War. Her ancestral home in Clarksville, called Glennwood, is currently part of the Clarksville Home-tour (Childers 2002).

3.2 MILITARY HISTORY (1942 – 2002)

The aerial images of the area taken during the 1941 Army survey and those taken during the period 1945 – 1958 are different in terms of built structures and street layout. The old Bridge Water Mill Road, a dirt track that zigzagged along a ridge, was realigned and named Mabry Road by the Government, for a former owner of large holdings in the area. As mentioned earlier, the 1941 photographs indicated that there were many buildings in the Childers House vicinity (Army Engineers 1941). The later images suggest that by the 1950s, the Government altered the landscape radically with practically all the structures demolished. A consequence of this is that there is now little in terms of built structures to provide an indication of the thriving farming community that existed in the there (Figs. 4, 5).

The site files at the Cultural Resources Program in Ft. Campbell suggest the building was put to different uses by the installation over its history. The most recent use by the 160th S.O.A.R. (Special Operations Aviation Regiment) was as a facility for family support activities in the late 1990s. In the basement, there was a meeting room for Boy Scout Troop 533. Prior to this, the building was a quarter for the Command Master Sergeant and visiting officers' quarter. There are indications that the Army used the building as a training facility that included a mock interrogation room or classroom in the basement, possibly dating back to the Cold War era. The building currently houses the offices of the Environmental Division, Ft. Campbell, including those of the Cultural Resources Program.

4.0 THE BUILDING

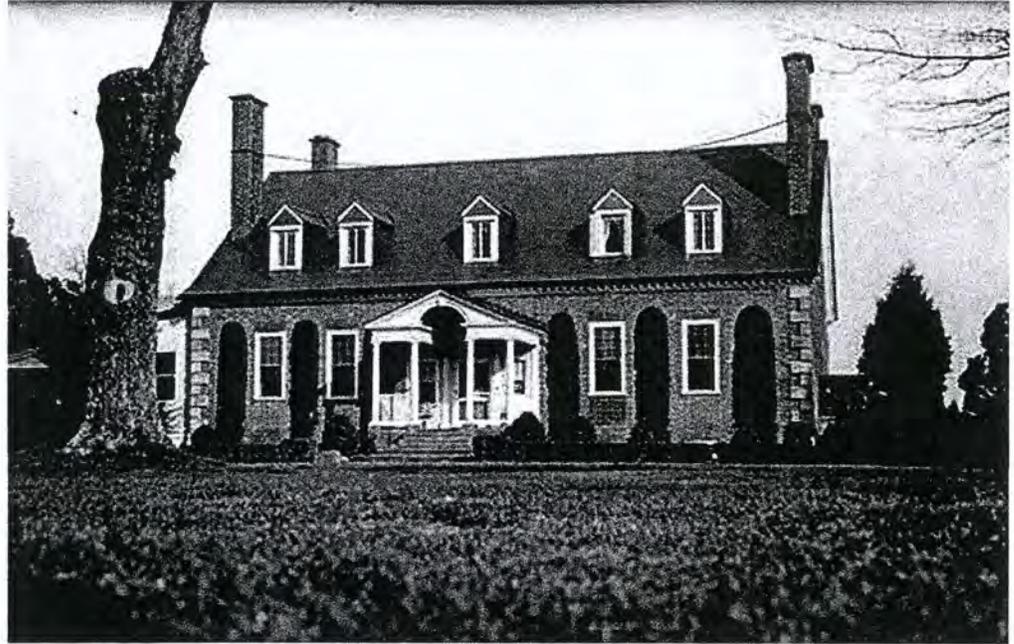
4.1 LAYOUT AND CHARACTER

According to the survey conducted by O'Malley et al. (1983), the Colonial Revival House was modeled on the well-known Gunston Hall in Fairfax County, Virginia. The Historic American Buildings Survey collection (HABS Collection, Library of Congress 1981) has a comprehensive documentation of the Gunston Hall, the residence of George Mason, including detailed description, drawings, and photographs. The two-and-a-half story mansion, with its gabled roof and dormers, four corner chimneys, Flemish bond brick walls with sandstone quoins, porches, which combine Classical and Gothic elements, and magnificent thematically designed rooms is a major example of American Georgian Architecture. On surface, there are undeniable similarities between Gunston Hall and Childers House. Constructed on a less grand scale than the earlier building, Childers House nonetheless has compositional similarities with it in the main, north façade. Both the buildings have tripartite, symmetrical façade compositions, with narrow, but well-defined, bases punctuated with windows, five-bay brick facades, and sharply pitched gable roofs with dormer windows. Both have arched porches covered with pediments leading to the

entrances with side and fanlights. Both have chimneys at the gable ends that frame the composition of the façade (Figs. 6, 7).

However, a close look at the two structures reveals that there are significant variations in detail. Unlike the earlier building, there are no quoins to define the corners of Childers House. There are only two gable-end chimneys at the Childers House as compared to four at Gunston Hall. As discussed in more detail later, the brickwork in the Childers House varies in its different segments and is also different from the Flemish bond characterizing Gunston Hall. In Gunston Hall, the window openings at the different levels from base to roof are in perfect alignment. This is not the case with the Childers House, where instead of the five dormer windows of Gunston are three dormers on the main façade, and one continuous one on the rear facade. These are larger in proportion to the roof and other elements staggered between the fenestration below. In a mode typical of a Classical Revival House, the windows have side-hung shutters not present in Gunston Hall. The 6 x 6 windows also are broader and larger in proportion to the ones in the older building. The porch that is compositionally similar to Gunston is also less deep and of a less grand character. Unlike Gunston Hall, which had symmetrically placed porches on the gable ends, Childers House has a large asymmetrically placed porch only on the west façade. The once open porch is now enclosed. This further differentiates the character of the building from its supposed inspiration. When the other facades and the overall asymmetrical layout of Childers House are considered, the similarities with the symmetrical Gunston Hall all but end (Figs. 8-12).

Unlike Gunston Hall, Childers House is composed of two “wings” – the residence and the garage with another kitchen above – connected a narrow passage at the upper level (Fig. 13). There are three ways to access to the house. The main entrance is from the west façade (Fig. 13a), where a short flight of steps leads to the porch that in turn provides access to the foyer and stair hall inside. Alternatively, the building may be accessed from the porch on the south (fig. 13b), which leads to the living room. The main entrance to the residence is on a higher elevation than the garage to the east (Fig. 13d). An external stairway in the court near the garage leads to an upper level portico that lines the passage, providing access to the kitchen above the garage. In turn, this room provides access to the corridor connecting to the main house (Fig. 13e).



6



7

Fig. 6: Facade, Gunston Hall, HABS Collection, Library of Congress
Fig. 7: Facade, Childers House, 2002

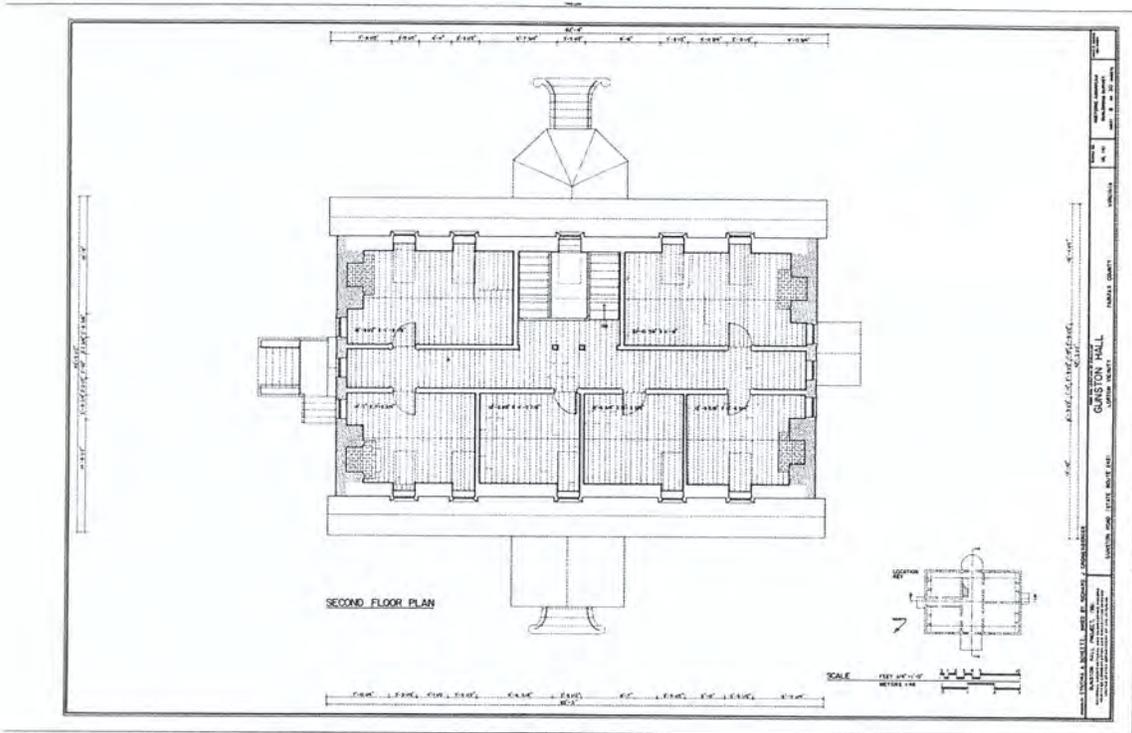
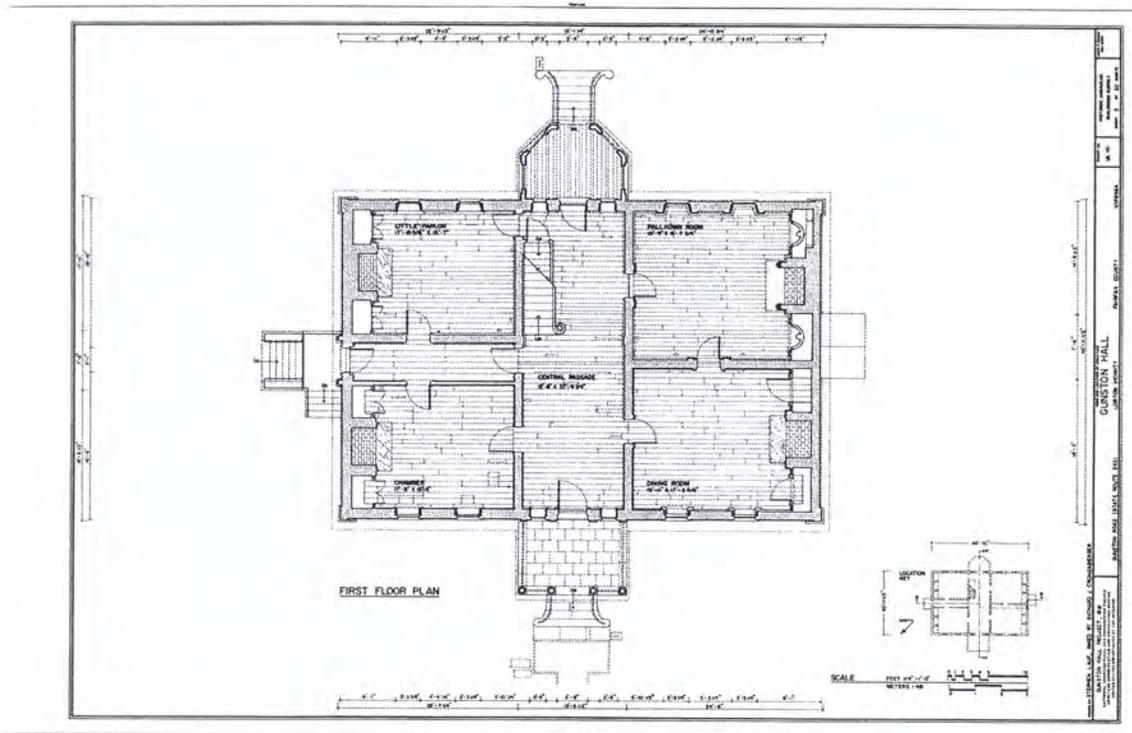
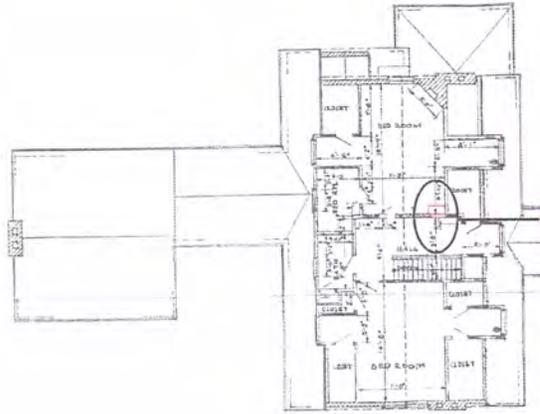


Fig. 10 (a) & (b): Gunston Hall, First and Second Floor Plans, HABS Collection, Library of Congress

R E S I D E N C E
BUILDING NO 6081



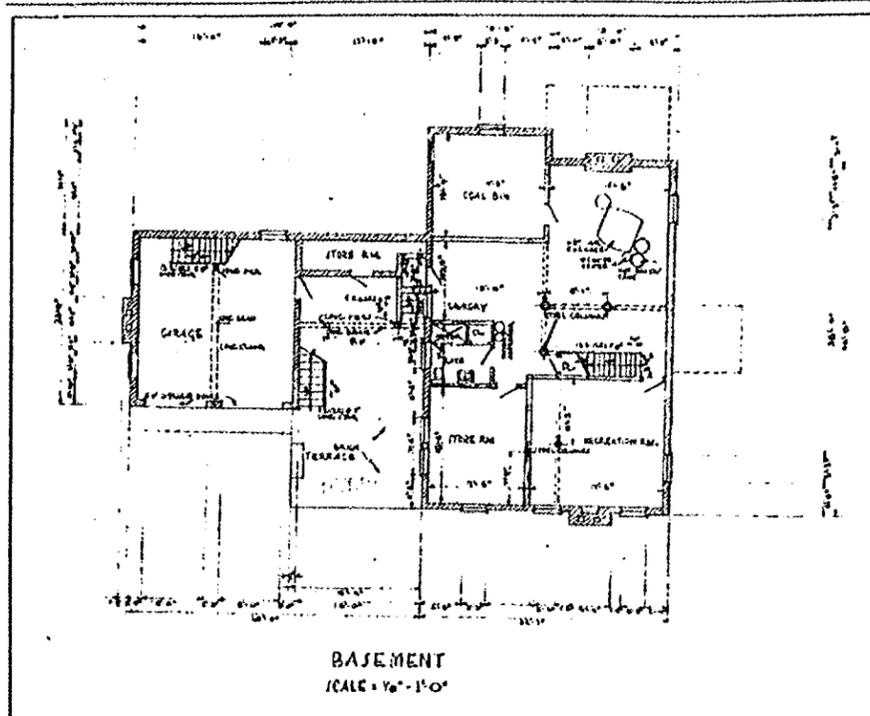
drywall added to hide new
HVAC



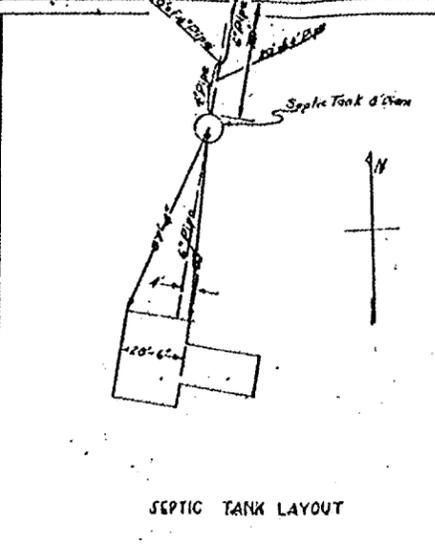
SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

DATE	APPROVED BY	DATE
OFFICE OF POST ENGINEER		
CAMP CAMPBELL, KY.		
SCALE	PLAN OF BUILDING	
PLAN OF BUILDING	NO 6081	
DATE	DATE	
POST ENGINEER	POST ENGINEER	

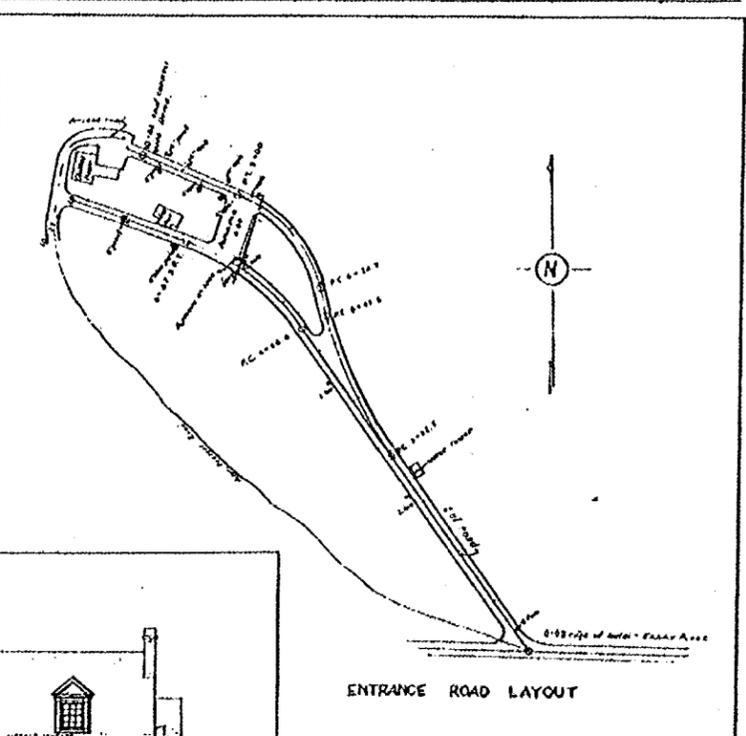
Fig. 12 (a) & (b): Second Floor Plan of Childers House and the complete drawing sheet, Post Engineers, Camp Campbell, 1945
[12(b) on following page]



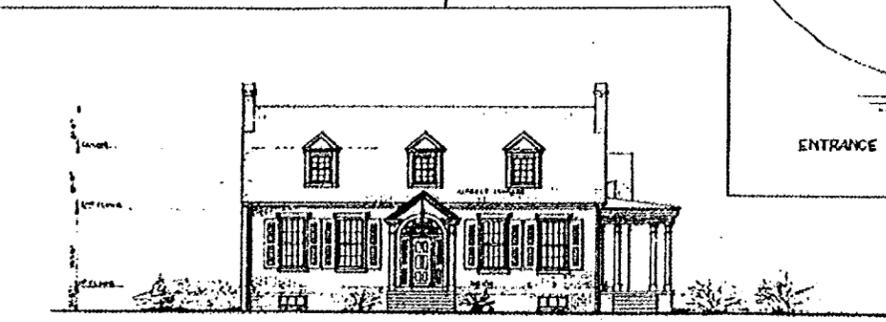
BASEMENT
SCALE 1/8" = 1'-0"



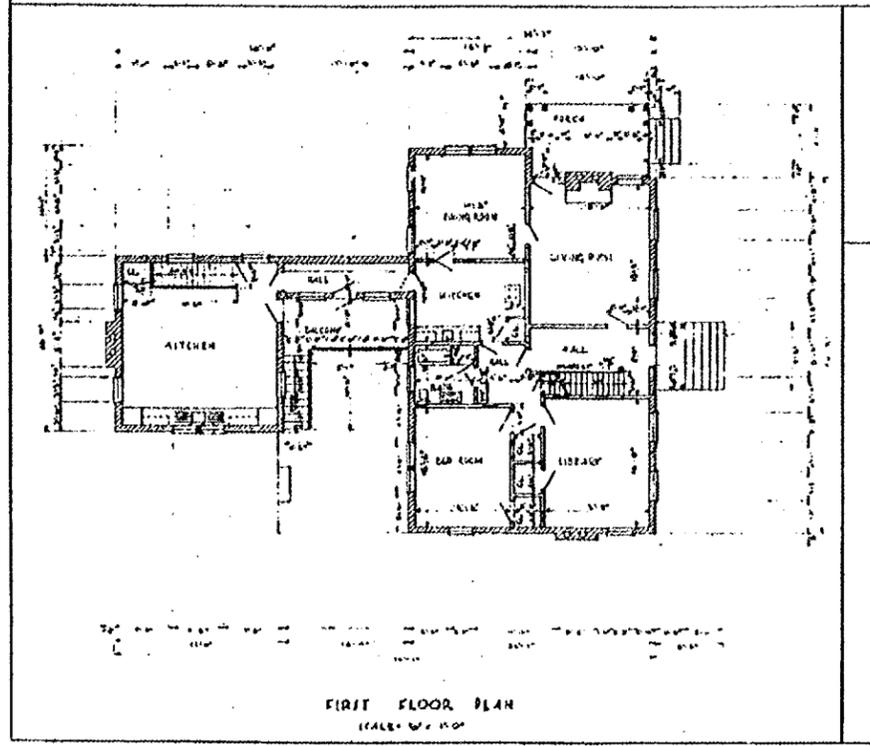
SEPTIC TANK LAYOUT



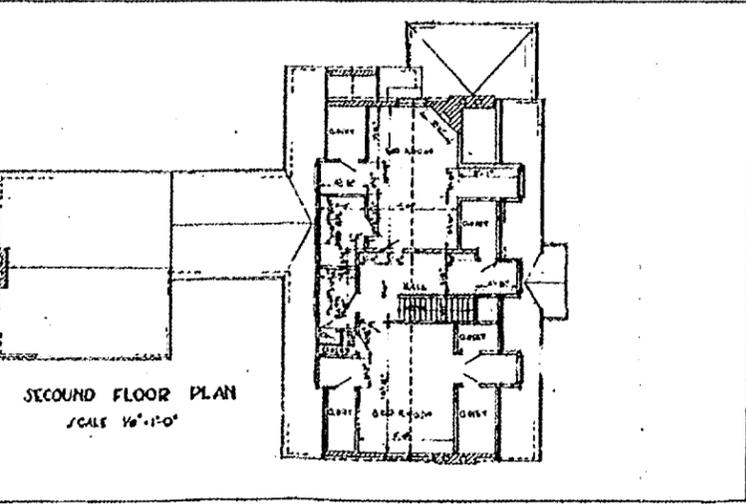
ENTRANCE ROAD LAYOUT



ELEVATION 'D' SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

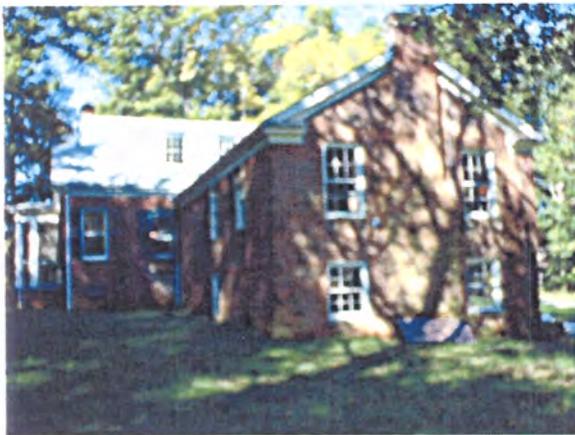
OFFICE OF POST ENGINEER CAMP CAMPBELL, KENTUCKY			
PLAN OF BLDG NO. 6081			
SCALE	REVISIONS	DATE	BY
		6 MAY 47	
DESIGNED BY RSC	CHECKED BY [Signature]	APPROVED BY [Signature]	DATE 6 MAY 47
		POST ENGINEER	1429



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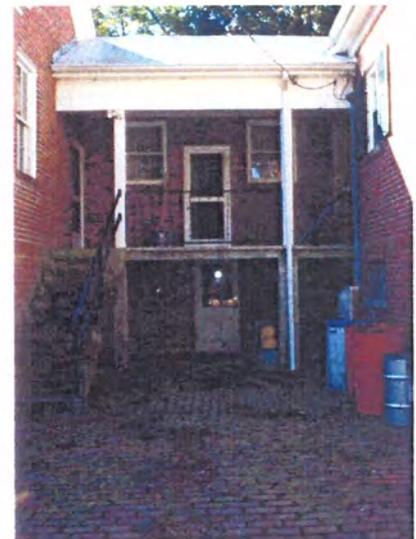
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e

Fig. 13 (a): Front (west) facade; (b) Side (south) facade; (c) Rear (east) facade; (d) Side (north) facade; (e) Court between main building and rear addition

The main entrance (Fig 14a) leads to a hall with a single flight stairway to the left and the door to the living room to the right (Figs. 14b, c). Up ahead is another small hall that serves mainly to provide access to the library along the main façade, and the bedroom, bath, and kitchen at the rear, and the basement via a staircase. The 1947 Post Engineers drawing indicated that there was a partition between the living and dining areas, which has since been removed (Figs 14d, 11b). It was not possible to determine the date of this modification from the available information. With the partition between the living room and the dining room removed, the appearance of the combined space is that of a large staggered room. A fireplace with a classically detailed surround in the living room is also modified (Fig. 14b). What appears at first glance to be a black marble inlay is actually paintwork done to resemble the stone finish. The dining area provides access to the kitchen at the rear of the house. From the kitchen, a narrow passage flanked on one side by wooden cabinets leads to the larger, modern kitchen in the rear wing of the house (Fig. 14f).

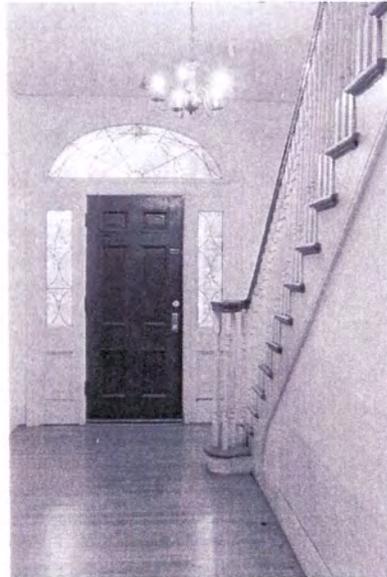
The turned wood stairway in the entrance hallway provides access to the second floor (Fig. 15a). On the second floor are two bedrooms across from each other and above the living room and library below. These have dormer windows – one each on the north and south faces - with the residual spaces between the pitched roofs and the dormers used as large closet spaces (Fig. 15b). On the rear façade, the fenestration appears as a single continuous dormer, fairly common among colonial buildings, but different from Gunston Hall. There is a bathroom accessed from the hall that serves both the rooms. As the living room, so also the master bedroom has a fireplace finished with marble surrounds in a chamfered corner (Fig. 15c). The fireplace in the bedroom appears to be in its original condition. The second bedroom does not have a fireplace. Apart from this difference, the bedrooms are disposed in similar ways. They both have north and south facing dormers and closets in the residual spaces between the roof and the windows.

The stairs to the basement from the exterior porch lead to the main utility room, where a new HVAC system is located (Fig. 15d). Modifications to the building due to the new HVAC system are discussed in the following section of the report. On the east are two classrooms divided by a one-way glass partition – indicating that the rooms was used to train in interrogation techniques. Other rooms on this floor are a coal bin, a laundry space, and a bathroom that has fallen into disuse. A door leads to a short flight of steps to the brick-paved area behind; there is a shallow storeroom under the connecting passage. The storeroom was locked and inaccessible at the time of the survey. Further south and behind the paved area is the two-car garage, with yet another set

of stairs leading to the kitchen above (Fig. 15e, f). This arrangement of stairways and passages characterizes the interior spaces of the Childers House. The intricate layout of rooms in the house does not speak any influence of the Georgian architecture of Gunston Hall, though there are certainly Colonial Revival details such as the original wooden floors, the windows, and the turned wood stairs.



a



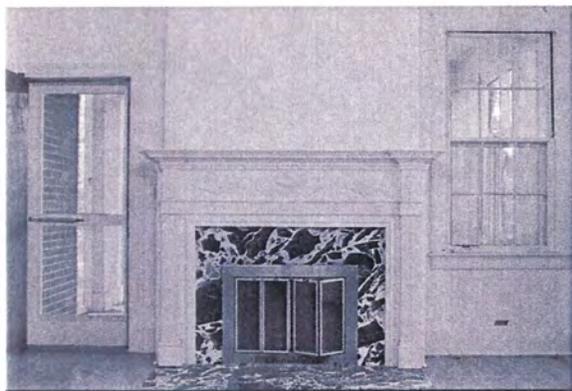
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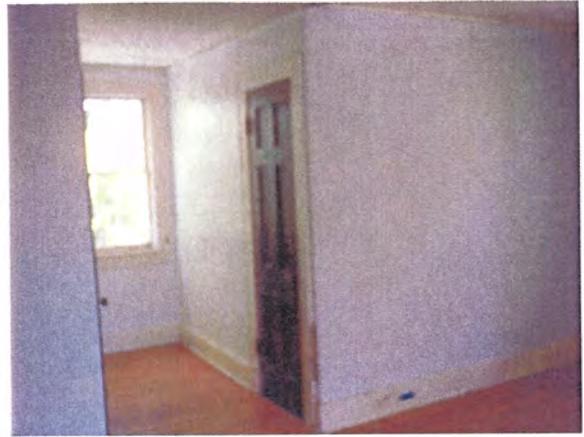


f

Fig. 14 (a): Main Entrance; (b) Entrance Hall; (c) Entrance Hall, looking to rear; (d) Living/Dining Room; (e) Living Room Fireplace; (f) Pantry connecting rear addition with main building



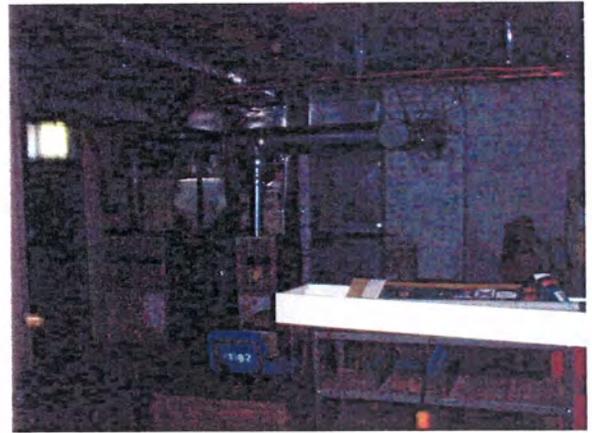
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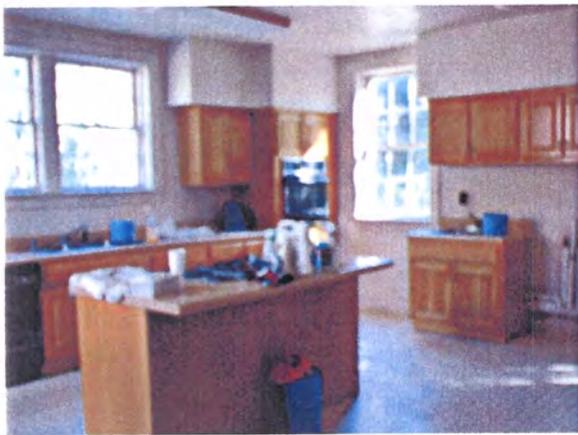
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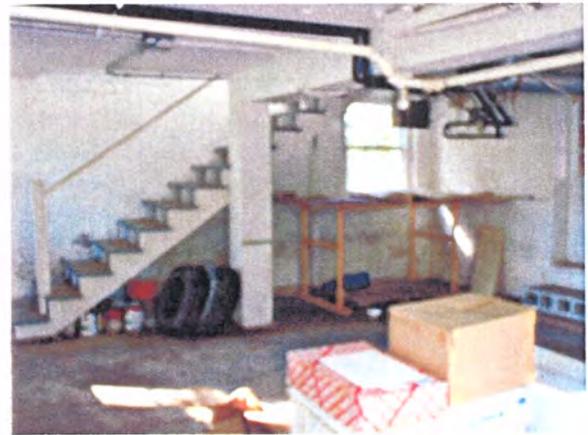
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Fig. 15 (a) Second Floor Hallway; (b) Dormer Window, Second Floor; (c) Second Floor Bedroom; (d) Basement; (e) Kitchen, rear addition; (f) Garage

4.2 THE BUILDING'S CHANGES IN FORM AND USE OVER TIME

Childers House is a fine example of platform framing craftsmanship and solid 1930s design. The structure is comprised of two distinct parts – the main residence (Fig. 16) and a garage with a large kitchen above (Fig. 17) – joined by a connecting, enclosed passage (Fig. 18). The main entrance to the residence is from the west (Fig. 16), while the entrance to the house from the rear kitchen/garage addition is on the east. The driveway to the house from Mabry Road skirts past the garage and around the back of the property. Inside, the house has been subject to some modifications, while its exterior has remained largely unmodified over the decades. Early measured drawings made by the Army staff in 1947 show the structure largely as it stands today (Office of Post Engineers 1947).

The workmanship of the residence, the garage and connector are each different. The residence is quality residential construction, and the kitchen/garage addition appears to be of a type more often found in commercial construction. Indeed, differences in detail and techniques set the main building apart from the addition. The exterior walls of both the house and the garage are solid masonry. The main house is founded on board formed concrete walls topped out just above the finished grade elevation. Here, interior steel columns support the framed first floor platform, which in turn supports the main level load bearing walls and consequently the second floor platform. This structural system was conventional for a high-quality residence of the period. However, the addition has a combination of masonry walls and a poured-in-place concrete frame supporting the formed concrete floor plate and upper level masonry bearing walls of the garage.

While the sequences of the construction of the garage and the main house cannot be confirmed from available information, they were certainly completed by different craftsmen under the direction of different masters. Observed differences in construction techniques and quality between the two parts of the Childers House helped ascertain the differences. There are significant differences in the masonry techniques, differences that would not have been acceptable to the original designer or master mason who constructed the original residence.

The original residence is well designed and detailed in a manner that speaks of a specific design approach. Window openings on the façade were of limestone sills and heads, while all other windows on the original structure have “Jack Arched” brick heads and brick sills. Window openings in the lower portions of the exterior walls were positioned to not interrupt the continuous soldier laid belt course that wraps the house.

The addition has window openings without “Jack Arched” brick heads and nearly every lower level opening with the opening penetrating the soldier belt course. The master mason and designer laid out the original residence with care to be consistent and follow specific cannons of detail. If they constructed the addition, even at a later period, they would not have deviated from those cannons.

Perhaps even more telling than the dramatically different approach to fenestration is the general assembly of the masonry walls. Brick courses in the original house are in a running bond pattern and show no tie units. The addition is of a masonry pattern commonly referred to as “American Bond” where every seventh course of bricks is a continuous tie course. These are drastically different masonry techniques again reflecting a philosophical and technical approach to the construction that differs from one to the other.

Inside, certain clues reveal that the structure has been partly modified. The most significant of these is associated with changing heating systems over the years. Initially the building’s heating plant was a hot water or steam boiler that circulated to radiator cabinets positioned throughout the house. A variety of indicators, observed during the survey, show that original radiator cabinets have been removed. First, pipe holes that would have lead from the boiler to the radiators remain in the floor near the walls. Second, in the same places, newer sections of base trim were mated into the trim at those places where the radiator cabinets were located. Third, in the entry hall, the Anaglypta wall covering was painted over except where it had been behind radiator cabinets; these sections remain unpainted, marking the original locations of the missing radiators (Fig. 19). The 1947 Post Engineers’ drawings identify a forced air furnace in the basement, but neither that nor its ductwork is currently used. A pair of high efficiency, gas-fired, combination heating/air-conditioning units replaced the earlier air system. This resulted in a major alteration to the building to accommodate the new ducts, with a large hole cut in the first

and second floors. The ductwork was concealed in the living room and bedroom immediately above by new partition walls. Regrettably, these new wall assemblies, consisting of thin drywall panels over studs, are of a significantly lower quality than the original walls, which are three coats of plaster on expanded wire lath (Fig. 20).

Previous documentation refers to the “two Kitchens” of this property (Cultural Resources Program n.d.). The upper chamber of the addition, while presently outfitted as a second kitchen, was initially constructed without any provision for plumbing fixtures (Fig. 21). This is evident by examination of the through-slab openings where the drains penetrate. The cone shape of these openings show that they were crudely drilled, well after the concrete was cured. If these openings were cast into a formed concrete pour, they would be cylindrical in shape. Another telling feature of the later date of the plumbing are the vent pipes from each fixture in the addition mounted on the exterior. There appears to have been no consideration for plumbing in the garage wing by the builders.

A statement in the earlier study of this property is the reference to Mrs. Childers having the butler’s pantry cabinets built to display her prized collection of porcelain (Cultural Resources Program n.d.). One would expect display cabinets to be constructed with glazed doors and in the more public areas of the house. However, the cabinets, made entirely of wood and currently painted over, could not possibly serve the purpose of display (Fig. 14f), an indication that they might have been replaced in the past.

A map of existing properties in Camp Campbell (Fig. 22), drawn by Army Engineers in 1947 shows one property associated with the Childers House – a servant quarters (Army Engineers 1947). The servants’ quarter was listed in the map as Building 6082. The present survey revealed no indication of the existence of that property, indicating that in all likelihood, it was removed after the 1947 drawing.



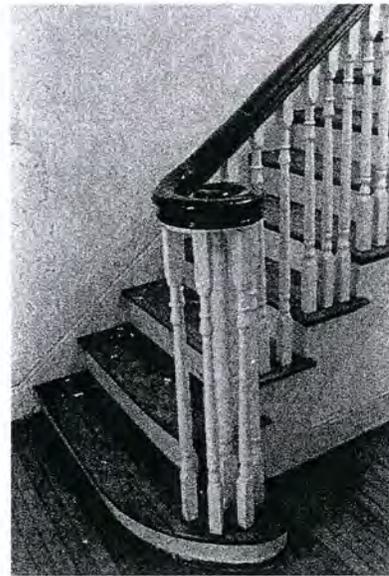
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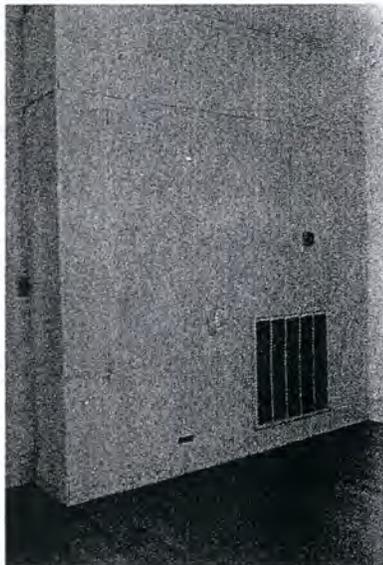
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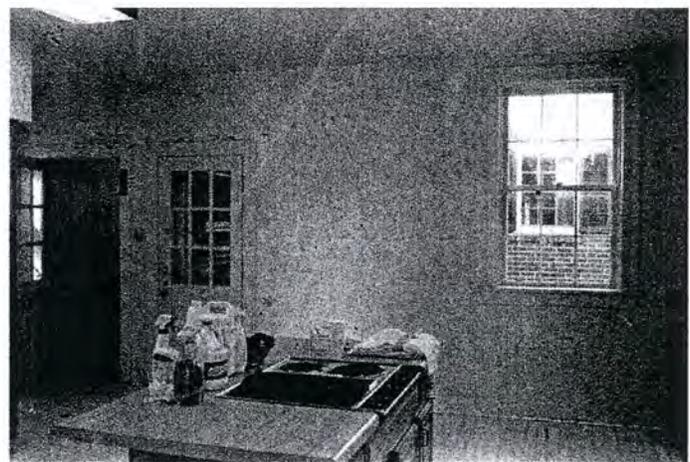
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19 b and a



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21

Fig. 16: View of front elevation, looking northeast

Fig. 17: View of garage/kitchen wing, looking northwest

Fig. 18: View of the connector showing brick masonry differences between the main building and the garage/kitchen, looking south

Fig. 19: (a)View of the main hallway and entry door, looking west - thumbnail; (b) Staircase detail

Fig. 20: View of the living room showing the built-out wall, looking northeast

Fig. 21:View of the kitchen in the rear wing, looking west

Side of Street	Block	Tract	Owner	Building	Use	Remarks
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W	1001	1
W	1002	1
W	1003	1
W	1004	1
W	1005	1
W	1006	1
W	1007	1
W	1008	1
W	1009	1
W	1010	1
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W	1096	1
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W	1100	1

REVISIONS -
 A. REVISED AS CONSTRUCTED TO DATE
 B. BLDGS N° 451 TO 6612 INCL. ADDED
 C. BLDGS N° 5003 ALSO OUTBLDGS TO ALL FARMHOUSES ADDED
 ALSO DELETED BLDGS N° 451, 6621 & 6624

GENERAL NOTES
 1. LAYOUT MAP
 2. FORMER FARMHOUSES &
 3. OTHER STRUCTURES ON
 4. LOTS

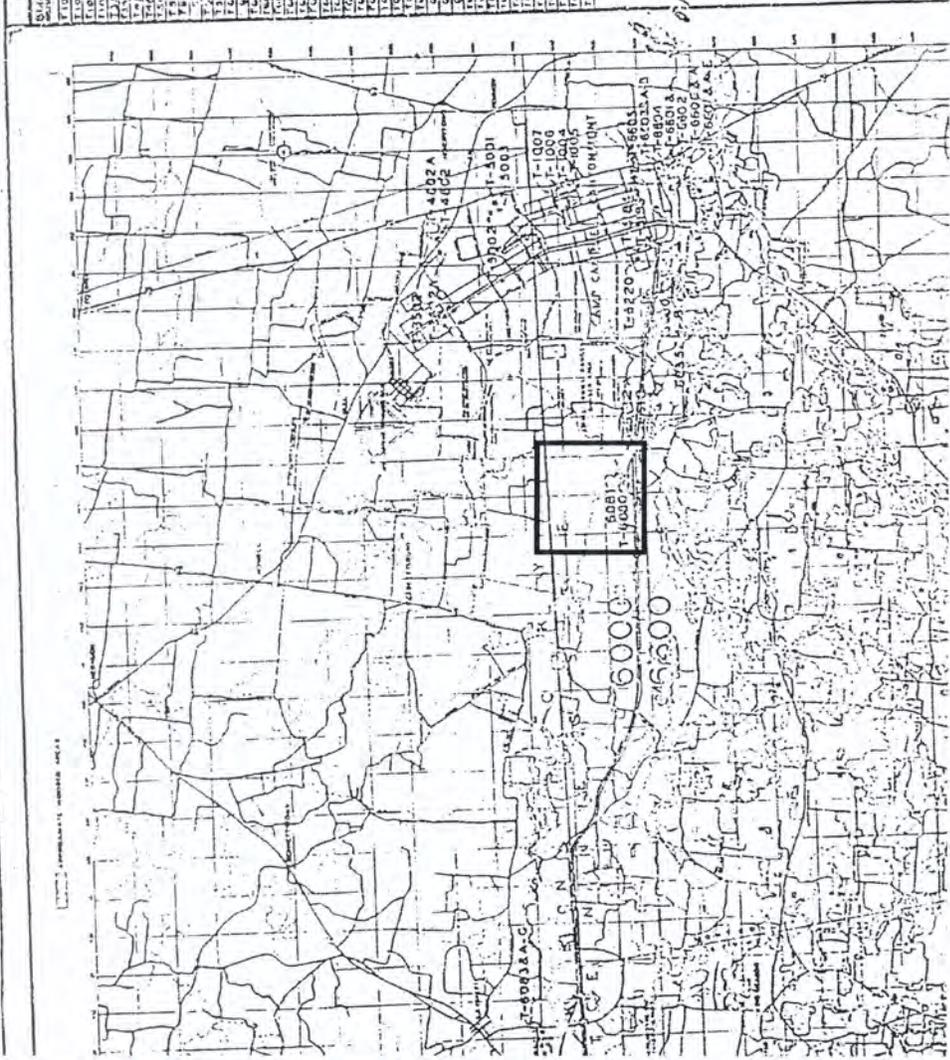


Fig. 22: 1947 Property Map, Post Engineers, Camp Campbell showing the location of Childers House, building 6081, and 'servants quarter', building 6080

5.0 NRHP ELIGIBILITY EVALUATION

In their inventory form filed with the Office of Archaeology and Historic Preservation, Washington, DC, in 1977, Dennison and O'Malley (1981) found the building ineligible for NRHP nomination. They gave a very brief description of the building, and no explanation for the ineligibility finding except that it did not meet the NRHP Criteria. A more detailed report filed by the Cultural Resources Office in the 1990s concurred with the earlier evaluation (Cultural Resources Program n.d.). The report suggested that although the building was a good example of Colonial Revival architecture for the Ft. Campbell area, it did not appear to meet the requirements of any of the NRHP Criteria. Contrary to earlier evaluations, in 1997 the Tennessee SHPO made a determination, based upon a review of photographs and a location map, that Childers House appeared to be eligible for listing on the NRHP under Criterion C.

This was taken into account in the *Integrated Cultural Resources Management Plan, 2001 – 2006* (Panamerican Consultants 2001). Although the ICRMP did not consider the building to be eligible, it nonetheless recommended a complete documentation and re-evaluation of the building by the Tennessee SHPO. What follows is a systematic evaluation of the property, based on the current documented research and intensive survey, under Criteria A, B, C, and D.

Criterion A

There was no evidence found that the Childers House was associated with a significant historic event. It was a property related with the agricultural activity that characterized the location before the establishment of the military installation. Its significance in the agricultural historic context is evaluated below.

In the pre-military area, the activity that characterized the region was agriculture, with tobacco as the main crop. There was a pattern of settlement of farm buildings along roads constructed on the ridges in the hilly region, and the farms themselves in the valleys in between. It is that Childers House may have followed this pattern of development. There is evidence from the

interview with Charles Waters (2002) that John Glenn Childers was involved in farming. There are, however, no other buildings on the property, such as barns, cribs, or silos, associated with its agricultural functions. For that matter, there is no other known structure in the surrounding area, used for Army training, that can help place the building in a locally significant agricultural context. Childers House is an isolated structure surviving in the absence of its pre-military historic context. It does not retain integrity associated with the agricultural history of the region.

During its military history, the building was put to a variety of uses, from a training center, to a home to the Master Sergeant, to an Army family support center. Some of these activities evidently resulted in modifications to the building, as described above. However, none of these events or activities had been of distinctive significance to history. After considering its present conditions, the issue of integrity with respect to its setting, and its pre-military and military history, it is recommended that the building not be considered eligible for NRHP listing under Criterion A for association with events significant to broad patterns of our history.

Criterion B

Although a person of means, John Glenn Childers has been described as a recluse who did not participate in community affairs. He tended to dress and behave toward others with the simplicity of a common farmer rather than as a person of means. His contribution to local history, if any, appears to have been minimal. Moreover, he and his family occupied the building only for a short time from the late 1930s to 1942. Admittedly, his mother's family was prominent in Clarksville; but the building named Glennwood, on the Clarksville House-tour, is the one residence associated with that family. For most of its history, Childers House has been under the ownership of the Government. Even after the establishment of Ft. Campbell, there is no evidence that the building was used by a person of historical significance. Association with a significant person is not a contributing factor to the significance of the property. It is, therefore, recommended that the building not be considered eligible for the NRHP under Criterion B.

Criterion C

As this report suggests, the Childers House in the main is certainly a building of quality construction. Earlier documentation suggested that the design had been based upon Gunston Hall in Virginia, a significant example of Georgian architecture in the United States. The present investigation confirmed that there are similarities with that earlier structure. However, these tended to be superficial and confined mainly to the main, west façade. A close look revealed that even here, there are significant differences in the overall disposition of elements and in the construction techniques and details. The differences between the 18th century building and Childers House are even more significant inside. Certainly, there are Colonial Revival details in the interior, such as the staircase, the fireplace, and simple trims and finishes that speak of the classicism of the style. None of these details are as elaborate as those of the interiors of the Gunston Hall. More importantly, unlike the older building, the Childers House is asymmetrical in its layout and there is very little in the plan to suggest that it is based on the Gunston Hall plan.

In the absence of any firm documentation that testifies otherwise, it is likely that the building is a generic example of colonial/classical revival, rather than one explicitly based upon Gunston Hall. Indeed, its north façade has several elements typical of Colonial Revival buildings of the early to mid-twentieth century. As mentioned above, these include a tripartite, symmetrical façade composition, with a narrow, but well-defined base punctuated with windows, a five-bay brick facade, and a sharply pitched gable roof with dormer windows. Moreover, the arched porch covered with pediments leading to the entrance with side and fanlights are typical of the Georgian architecture it was based upon, as are the chimneys at the gable ends. However, neither these features nor the references to a prototype are unique to the style or the period of its construction. McAlester and McAlester (1984) have pointed out that the Colonial Revival was a dominant style of construction in the 1920s and 1930s throughout the country. The buildings thus designed and constructed often tended to be similar to their prototypes, sometimes identical except in detail. The Childers House has only a partial and superficial resemblance to its supposed prototype. Childers House does not qualify as being distinctive in its design and construction. It is, therefore, recommended that the building not be considered eligible for NRHP listing under Criterion C.

Criterion D

Criterion D, which considers the potential for the property to provide important information about history, is normally though not always applied to archeological sites. The building, constructed in the 1930s, is of recent origin. It remains substantially unmodified. In our opinion, it does not harbor the potential to provide important information about history. It is, therefore, recommended that the building not be considered eligible for the NRHP under Criterion D.

As it does not meet the requirements of any of the NRHP Criteria, and in the absence of any evidence to the contrary, BHE recommended that Childers House not be considered for listing on the NRHP.

BHE discussed the findings and the recommendation of non-eligibility with the staff of the Tennessee Historical Commission. The Tennessee Historical Commission (THC) did not note any substantial changes to the building since its 1997 decision that the building was NRHP eligible under Criterion C. According to an e-mail correspondence from Ms. Claudette Stager, National Register, THC, dated August 7, 2003, although there were evident changes made to the building, THC believed that Childers House had retained its integrity since its 1997 evaluation. Ms. Stager wrote that, "The character defining features such as the symmetrical facade, dormers, shutters, pedimented entry, turned wood stair and wood floors are still intact. Overall, the building retains its integrity of design, materials and workmanship and we would continue to say it is eligible."

BHE remains of the opinion, based upon the research and survey documented in this report, that Childers House should not be considered eligible for listing on the NRHP. However, BHE agrees with THC that the features of Childers House identified by THC are characteristic with respect to the Colonial Revival style. With the house still considered eligible by THC, Ft. Campbell should continue to assess the potential effects of undertakings on the house with special attention to the elements of the house that THC has noted as contributing to its significance. Accordingly, in Sections 6.0 of the report, the contributing, character-defining elements of the building, per suggestions from the THC, as well as the non-contributing elements, are identified. In Section 7.0 of the report, maintenance recommendations based upon the survey are suggested by Mr. Robert Powell, Historic Architect.

6.0 CONTRIBUTING AND NON-CONTRIBUTING ELEMENTS TO THE ARCHITECTURAL CHARACTER OF THE CHILDERS HOUSE

The Army had developed standards for the maintenance and rehabilitation of historic buildings in conjunction with the Secretary of the Interior's Guidelines (Department of the Army Pamphlet 200-4 1997:33). The discussion below identifies the elements of the site and the house that contribute to its significance, and those that do not contribute to the significance owing to their recent origin and varying architectural character. The distinction between the contributing and non-contributing elements is intended to help with management and design decisions during an undertaking. The effects of any planned undertaking on contributing elements and on the overall historic significance of the property should carefully be considered before starting work. While non-contributing elements may be modified during undertakings, the effects of these modifications on contributing elements and on the architectural integrity of Childers House itself should be considered while planning the undertaking. Guidance provided by the National Park Service Preservation Briefs is strongly recommended when management decisions affecting the Childers House are made. The preservation briefs are freely available at the National Park Service Internet site, <http://www2.cr.nps.gov/tps/briefs/presbhom.htm>. Particular management and maintenance concerns related to the Childers House, discerned during the building survey by Mr. Robert Powell, Historic Architect, are discussed in the Section 7.0.

1. Site and Landscape

The site and the landscape surrounding Childers House has been radically altered since the establishment of the Army post. Prior to the establishment of the post, the area was home to a thriving farming community. Mabry Road was a dirt track, with several buildings and structures lining it. The Childers House was in close proximity to the road, with much of the farm property to its north. Since the establishment of the Army post, Mabry Road was realigned, and all the pre-military structures and buildings, except Childers House, were removed. The approach to Childers House from Mabry Road was altered by being realigned and paved. The surrounding

agricultural properties were converted to Army training areas and firing ranges. The site and landscape have not retained their integrity, and are not contributing elements. However, any undertaking planned within the current property boundaries of Childers House should consider the effects that it will have on contributing, character-defining elements of the building.

2. Exterior Surfaces

The exterior surfaces of the main building, as described above, are of quality construction. The brickwork of the main building and its tri-partite façade is a contributing element to the character of the building. The symmetrical composition of the main façade is a character-defining, contributing element of the building. The exterior surfaces of the garage and kitchen, on the other hand, are of ordinary masonry, and do not contribute to the character of the house. Undertakings should be planned with due consideration to the character-defining elements of the house. Any undertakings related to the non-contributing elements, such as the rear wing of the house, should take into consideration their effect on the contributing elements of the exterior. In particular, undertakings should consider impacts on the main, front façade of the house, as this façade typifies the Colonial Revival style as it was adapted to vernacular architecture. Particular recommendations for the treatment and maintenance of the masonry are in Section 7.0 of the report.

3. Doors and Windows

The original doors and windows, side and fanlights, sills, lintels, shutters, frames and panes, and surrounds – including the brick jack-arches and the limestone sills - are character-defining features of the house. Ft. Campbell has replaced some of the original wood-frame windows with vinyl windows, in consultation with the Tennessee Historical Commission. The new windows are of the same character and appearance as the original windows that they replaced, and do not affect the integrity of the Childers House. The Dormer windows – both, the individual ones on the main façade and the single, long one on the rear are typical of the Colonial Revival style and are character-defining, contributing elements. Particular recommendations for the treatment and maintenance of the windows are in Section 7.0 of the report.

4. Roof

In its shape and form, the roof is in its original condition. The roof over the main building, closely associated with the dormer windows and the gable-end chimneys, is a contributing element of the house. The roof over the rear wing is of the same type – pitched and covered with shingles - as the main building, but lacks its character defining features. The shingles of the roof have been replaced in the recent past. Any undertaking planned to the roof over the rear wing should take into consideration its effect on the overall form of the building. Particular recommendations for the maintenance of the roof are in Section 7.0 of the report.

5. Chimney

The two gable end chimneys are defining elements of the Colonial Revival Style, and are contributing elements to the character of the Childers House. Specific concerns regarding the chimneys and guidance for their maintenance are in Section 7.0 of the report.

6. Porch

The front porch with the pedimented entry is a contributing element of the house. The classical pediment, columns, and the entrance doorway with sidelights and fanlights are typical of the Classical Revival style. On the other hand, the side porch has been covered and modified since it was first constructed, and the details that constitute it are not contributing elements. However, the 1947 Post Engineers' drawing indicates that different though it may have been in character, there was a porch located here that was similar in form. The layout, plan, and form of the porch may be considered a contributing element as the existing porch is similar to the original one in these aspects and is remains an integral part of the exterior.

7. Interiors

- As discussed in the report, the major changes to the interior layout of the house are the construction of a drywall to hide a new HVAC system, and the removal of the partition between the living and the dining room, which now appears to be a single, large staggered room. The kitchen above the garage has been modernized, with the addition of new fixtures and furnishings. The living room fireplace surround has been painted to imitate the appearance of black marble tiles, such as those in the bedroom fireplace on the upper floor. The basement has been modified with the addition of the HVAC system and the partitioning of part of it

to house a classroom. These changes are important in identifying the character-defining elements and their integrity. The basement is not a contributing element as it both, not character defining and modified. Although the partition between the living and dining rooms has been removed, the combined space is character defining as it includes most of the finishes and materials of the original building. The fireplace surround has been modified, and of itself is not character-defining. However, the fireplace itself is an integral part of the room, to be considered a contributing element to the character of the room.

- The wooden floors throughout the building are original, character-defining features and contributing elements. Although not a typical feature of the Colonial Revival style, the ceramic tiles in the baths are original elements and generally in a good condition. Recommendations for the treatment of the floors – wooden and those covered with ceramic tiles - are in Section 7.0 of the report.
- In the entrance hall, the turned wood staircase is a character-defining element of the house. Any planned undertaking should take into consideration its effects on the staircase – including the treads, the risers, the balustrade, and the handrail. Although it has been painted over, the Anaglypta wall covering in the hallway is a contributing element as it is original and of a classical pattern.
- The layout of the second floor is unaltered. The form of the second floor is derived, in large part, from the dormer windows, with the residual spaces converted into storage areas and closets. The effect of contributing Colonial Revival elements of the exterior are reflected on the interior. Thus, the interior spaces on the second floor are significant and are contributing elements. In the master bedroom, the fireplace, with the marble inlay is a contributing element as it is original.
- Much of the hardware used in the house was of a standard type available during the time of its construction. The original hardware associated with contributing elements such as windows, doors, and original cabinetry should be treated as contributing elements. Replacement hardware should be used after carefully considering the effect on the associated contributing element. Some of the

hardware, such as doorknobs for the library on the main floor, were been replaced with security locks of an entirely different character by the Army. Any necessary replacements in the future should consider the effect on contributing elements that the hardware is associated with, and should be in character with it.

7.0 CURRENT CONDITIONS AND RECOMMENDATIONS FOR TREATMENT AND REGULAR MAINTENANCE OF THE BUILDING

Although it has been out of use for some time, Childers House is a building of quality materials and construction. It has been used by the Army for various purposes with minor modifications that did not, in the main, compromise its architectural character and references to earlier Georgian style. The possible reason it was not demolished after the establishment was its quality and the amenities that it offered. We recommend that, notwithstanding conflicts with installation operations, the building be treated, refurbished, and used to the maximum extent possible and its character maintained. We also recommend that any alterations be made after considering their impact on built form and character, and that these be carefully recorded with measured drawings and other related documents. The following measures are recommended for the treatment and regular maintenance of the building.

Chimney: There are deep mortar joints where mortar is missing in the cap and upper portions of the house's brick main chimney. As a result of the missing mortar, water is getting into the chimney. Before any roof repairs, as noted below, are undertaken, the chimney and cap should be pointed. If fireplace flues are to be capped, it is cautioned that the flues not be sealed air tight. Ventilation needs to be provided to all closed flues to prevent the buildup of condensation in the masonry, a condition that will actually accelerate the deterioration of the structure. Therefore, it is recommended that the chimney be ventilated. This can be accomplished by removing a brick and installing an aluminum vent made for this application. See the section below on Masonry for reference to National Park Service Preservation Brief # 2.

Roof: The building has had replacement shingles applied within the past few years. If the original roof covering was removed prior to application of the replacement materials then it will

be reasonable to consider adding one more replacement layer when needed in the future. The estimated life expectancy of the materials presently on the building is 20 years from the date of installation. A similar life expectancy can be anticipated for the next replacement, thus, knowing when the current shingles were installed allows a reasonable prediction of when the work will require redoing.

There is one area, however, that needs immediate attention. The porch roof has been covered with roll roofing and there are large areas just outside of the bedroom window that are beginning to fail. The soldered metal underneath the roll roofing was damaged when the roll roofing was nailed on, and the metal roofing is now visible. This may have been a high traffic area during previous maintenance work, thus accelerating the deterioration of this area. The lesser quality materials over the top of this original material has probably resulted in irreparable damage to the underlying original metal panels. Certainly, restoration of this original material, or like replacement, is preferable. Refer to the Architectural Sheet Metal Manual published by the Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA), 1993 or latest version.

Regular yearly inspections of dormer and chimney flashing should become a part of the ongoing regular inspection schedule. In addition, regular cleaning of the gutters will prevent serious direct and indirect damage to the property

Masonry: General pointing of the masonry walls is recommended and, fortunately, not expected to be a necessarily large undertaking. Special attention should be paid to the area around the original basement door. At this location, the original masonry was disturbed in preparation for placement of the poured-in-place concrete connector slab. Because the bricks used for this building are stronger than historic bricks from the nineteenth century, special care in the batching of mortar is less critical. Nevertheless, it is recommended that several samples of the existing mortar be analyzed for its exact formula and pointing mortars be mixed to approximate this formula. Application of pointing mortars should also follow the recommendations of the National Park Service Preservation Brief #2, *Repointing Mortar Joints in Historic Buildings*.

Windows: Wood windows are an important component of a building's architectural character. Because wood windows also are major contributors to heat loss and gain, many

owners apply a secondary glazing to the original fenestration, usually in the form of storm windows. Such secondary glazing does add to the thermal performance of the window and will provide a certain measure of weather protection, however, these “storm windows” offer no protection from the detrimental effects of sunlight. The combined UV exposure and heat build up between the glass will cause the wood and putty to dry and become brittle. In addition, if the space between the glazing systems is too-well sealed, there can be high levels of condensation that collect and stand for prolonged periods. To avoid these problems at Childers House, all of the primary (original) windows should have the sash removed, all loose putty replaced with new, and the sash, including the edges, painted with a good quality enamel paint to fully seal the wood. Because the layers of paint may fractionally increase the size of the window sash and make them more difficult to operate, they should be pre-sized and cut to proper size to compensate for painted edges and weather stripping.

Any wood framed storm windows will need to have the same treatment. In addition, these units need to be provided with ventilation/weep holes at the top and bottom rails. Usually ¼” drilled holes at 6” +/- on center are adequate. These holes can be filled with copper wool to prevent insect infiltration and avoid rust staining from weeping condensation.

In instances where there are aluminum storm window assemblies, such as the typical triple sash combination unit, include sliding glass panels in two tracks and a sliding screened panel in a third track, do not require putty and paint. Ventilation should, however, still be provided in the form of ventilation/weep holes as noted for wood storms. On these units, the openings should be protected with a strip of aluminum screen wire applied to the inside face of the frame.

The normal maintenance of wood primary and secondary window systems will vary based on the units exposure and the quality of paint and putty used. Those units that are exposed to the west and south and maintained with the highest quality products will require attention every four or five years. Similar units on the east and north faces may need attention only every seventh or eighth year. Refer to National Park Service Preservation Brief # 9, *The Repair of Historic Wooden Windows*.

Aluminum Cladding and Composition Siding: It is preferable, from a preservation perspective, to avoid the use of cladding over historic materials with modern substitutes such as aluminum, vinyl, or other modern composition products. Nevertheless, when these materials are

installed and in serviceable condition, it is generally not necessary to remove them. In instances where the application of these materials poses a potential for trapping moisture against concealed original historic fabric, they should be treated as a threat to the structure. In the case of the Childers House, the application of aluminum drip edge, eave and soffit cladding does not appear to constitute a problem. No problems were noted at the junction of the roof, the eaves, and the building soffits. However, if problems, such as water staining following a storm, are noted, there is a possibility that gutter back up or deteriorated shingles in the first shingle course might be admitting water into the concealed original eave and soffit assemblies. Any problems should be investigated immediately, despite the fact that such an investigation needs to be invasive, so that the problem can be fixed. Refer to National Park Service Preservation Brief # 8, *Aluminum and Vinyl Siding on Historic Buildings* for more information on this subject.

Interior Surfaces: These areas are the most often altered or covered during the life of an historic property. For the most part, the basic material of walls and ceiling in the property are flat plaster on wire lath. Damage from abuse, alteration or minor building movement is easily treated by following the recommendations set forth in National Park Service Preservation Brief # 21, *Repairing Historic Flat Plaster Walls and Ceilings*.

Flooring throughout the original house is predominantly hardwood with some original ceramic tile in toilet rooms. The hardwood floor appears to be in good condition, and no work is required at this point. Any future routine maintenance of the hardwood floors requires only normal care and sealing. Areas receiving the highest level of sunlight exposure may demand more frequent attention.

Ceramic tile maintenance should be performed in strict accordance with recommendations of the *Handbook for Ceramic Tile Installation*, published by the Tile Council of America (latest edition available); and techniques represented in National Park Service Preservation Brief # 40, *Preserving Historic Ceramic Tile Floors*.

8.0 DRAWING VERIFICATION

BHE spent a total of eight hours accessing and researching existing drawings of Childers House and verifying them with the present conditions of the building. Existing drawings were carefully studied. These were taken to the site, where BHE took measurements and compared the current conditions of the building with the earlier drawings. Measured drawings from 1947, made by Army Engineers, are kept at the Engineering Design Division, PWBC, Ft. Campbell (Figs 11, 12). There are no other construction documents or drawings from the pre-military era. It is not known who the original contractors were, or whether there was an architect involved in the design and construction of the building. Thus, if changes were made prior to 1947, such as a possible replacement of a framed structure with the new garage, there is no way to verify them with certainty.

The 1947 drawings made by Army Engineers included an Entrance Road Layout, a Septic Tank Layout, a complete set of Floor Plans of the Basement, First and Second Floors, and a drawing of the Front Elevation (titled Elevation D). The drawings are made to $1/8'' = 1'-0''$ scale. All the floor plans are dimensioned clearly and in detail. The elevation drawing has the floor and roof levels measured and dimensioned. The drawings are clearly labeled, to indicate the functions of the different rooms as well as, in many instances, the materials used to construct and finish the building.

BHE was able to determine by comparing site measurements with the drawings, that the dimensions are accurate. BHE was able to determine one major change that was not documented in the drawing. The partition between the Living Room and the Dining Room that is indicated in the drawings has since been removed. It was not determined whether drawings exist that show this change in the layout of the Childers House.

Based upon the survey and on site verification, the following recommendations are made. BHE was able to determine that the Engineering Design Branch at Ft. Campbell maintained several iterations of drawings of its properties. On occasion, the latest version was simply a retrace of an earlier one whose physical condition had deteriorated. At other times, the new drawings represented substantial changes to the properties. These different iterations of drawings for the same properties were useful in understanding changes in the property through several decades.

BHE recommends that the same practice be continued for any new drawings that are made for the Childers House, and that these new drawings be made using AutoCAD, Microstation, or another drawing and design computer application. BHE also recommends that if any revisions are made, the older versions of the drawings be stored on CD-ROMs as historical records to changes in the property. BHE recommends that at least three more Elevation Drawings – one for each façade - and at least two Sectional Drawings be made if the relevant portions of the façade and interior are accessible and can be measured. In addition, a part plan showing the latest condition of the Living and Dining Rooms without the partition needs to be made.

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DEPARTMENT OF THE ARMY
 HEADQUARTERS, UNITED STATES ARMY GARRISON
 FORT CAMPBELL, KENTUCKY 42223-5000

NOVEMBER 18, 2003

REPLY TO
ATTENTION OF
 Public Works Business Center

Mr. Herbert Harper, Director
 Tennessee Historical Commission
 Clover Bottom Mansion
 2941 Lebanon Road
 Nashville, Tennessee 37243-0442

Dear Mr. Harper:

In accordance with provisions of our Programmatic Agreement for operations, maintenance, and development at Fort Campbell and required by Section 110 of the National Historic Act, Fort Campbell has documented and evaluated several properties for eligibility to the National Register of Historic Places. These properties were identified as candidates for evaluation in the Integrated Cultural Resources Management Plan and/or by the Cultural Resources Program staff.

Enclosed are seven copies each of the reports evaluating the eligibility of the following properties:

- Soldier's Memorial Statue by Enoch Tanner Wickham
- 1859 Tennessee-Kentucky State Boundary Line Marker #20
- The "Old NCO Club"
- Three surviving wings of the old (1943) hospital building
- The Mann Theater
- The Wilson Theater

The Architectural Historians have recommended that only the Soldier's Memorial Statue and the State Line Boundary Marker be recognized as eligible for the National Register. The authors of the studies have recommended that the other properties should not be considered eligible for the National Register of Historic Places. Fort Campbell is requesting your concurrence with these determinations.

If you have any further questions or concerns regarding this matter, please contact Mr. Richard D. Davis, Cultural Resources Program Coordinator at 270-798-7437, FAX 270-798-9827, email davisr3@campbell.army.mil.

Sincerely,

Michael R. Davis
 Chief, Environmental Division
 Public Works Business Center

Enclosures

OFFICE	INIT	DATE
DPW		
DEP DPW		
C. ADMIN		
C. ENV DIV	MED	11/18/03
C. COMPL BR		
C. POLL PREV		
C. CONSV BR	WJ3	11/17/03
ORIGINATOR	RDD	11/17/03



January 9, 2004

TENNESSEE HISTORICAL COMMISSION
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
2941 LEBANON ROAD
NASHVILLE, TN 37243-0442
(615) 532-1550

Mr. Michael R. Davis
Department of the Army
HQ U. S. Army Garrison
Ft. Campbell, Kentucky, 42223-5000

RE: DOD, CHILDRESS HOUSE, FT. CAMPBELL, MONTGOMERY COUNTY

Mr. Davis

Pursuant to your request, received on Wednesday, December 31, 2003, this office has reviewed documentation concerning the above-referenced undertaking. This review is a requirement of Section 106 of the National Historic Preservation Act for compliance by the participating federal agency or applicant for federal assistance. Procedures for implementing Section 106 of the Act are codified at 36 CFR 800 (Federal Register, December 12, 2000, 77698-77739)

Based on available information, we find that the property appears eligible for listing in the National Register of Historic Places under Criterion "C".

Therefore, we will need to review a work write-up for any proposed work associated with this property before work begins. Should project plans change, please inform this office to determine what additional steps, if any, are required to complete the Section 106 process relative to this property. Questions or comments should be directed to Joe Garrison (615) 532-1550-103. Your cooperation is appreciated.

Your cooperation is appreciated.

Sincerely,

Herbert L. Harper
Executive Director and
Deputy State Historic
Preservation Officer

HLH/jyg