



Guy

83004314
Williams Co.
pers. move
5/27

TENNESSEE HISTORICAL COMMISSION
701 BROADWAY
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
NASHVILLE, TENNESSEE 37243-0442

September 23, 1993

Ms. Carol Shull
Chief of Registration
National Park Service
National Register Division
Post Office Box 37127
Washington, D. C. 20013-7127

RECEIVED

OCT 04 1993

NATIONAL
REGISTER

Dear Ms. Shull:

This letter is to inform you that Cool Springs Farm (NR 11/10/83) has been moved from its original location. A copy of a newspaper article about the move is enclosed.

If you have any questions about this matter, please contact me.

Sincerely,

Herbert L. Harper

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

HLH:sal
Enclosure

BRENTWOOD Journal

YOUR HOMETOWN NEWSPAPER

Mobile home

The Cool Springs farmhouse moves to Crockett Park amid stares, speculation.

Page 6A



Volume 13, Number 16

2 Sections, 24 P

FOR YOUR INFORMATION

Teen-agers face trespassing charges

Two Brentwood teenagers have been charged in juvenile court with criminal trespassing following a Sunday afternoon rappelling excursion off a city water tank.

According to police reports, the 15-year-old and 16-year-old slipped between a locked gate and fence to "practice rappelling" from the water tank in Carriage Hills subdivision. At approximately 4:43 p.m., the oldest teenager became stuck on his way down; his colleague was unable to rescue him, so he left and called for help.

To get up to the tank, Brentwood fire fighters had to cut through three locked gates.

"I don't know what we're going to have to do to keep people away from the city water tanks," said Water and Sewer Department Director John Grissom. "About the only thing left to do is put razor wire across the top of the fences. Won't that be nice."

Playground brick pavers sale continues

Organizers of the Brentwood Community Playground have a way residents can leave their mark on the city — buy an inscribed brick paver at the playground.

Andrea Hanley is organizing the drive to sell the brick pavers, which will be installed around the playground site at Crockett Park following the Oct. 20-24 construction. For \$50, buyers get three lines of type, 12-letters long, per paver. The pavers will make a sidewalk around the playground.

Those interested in buying a brick paver can contact Hanley at 370-4322 or playground co-chairmen Judy Sebastian at 371-8936 and Joe Reagan at 370-3730.

Fire Department hosts annual chili cook-off

The Brentwood Fire Department's fifth annual chili cook-off will be held Sept. 25 from 10 a.m.-3 p.m. at Crockett Park.

Contestants will prepare at least 4 gallons of chili at the park to compete for prizes for their chili, booth decor and People's Choice award. To register, contact Debbie Hedgepath at 371-0060; entry fee is \$25.

(Times will be 8 a.m. and 10 a.m.)

Cost of impact of proposed stadium, apartments too high

City blocks roads to proposed stadium

By Lauren Lexa
Journal Editor

Moore's Lane and interstate drivers hoping to reach a currently undeveloped tract in Franklin won't find access through Brentwood any time soon.

Prompted by Franklin officials' rebuff of Brentwood's suggestion that Franklin bear some of the cost of road improvements along the jurisdictional borders, Brentwood officials are taking steps to minimize the future impact of Franklin development by closing off two north-south

connector roads off Moore's Lane.

One of the two Brentwood streets which would have provided access to the interstate frontage across from the Cool Springs Galleria will be blocked to through traffic by a cul-de-sac and the other road will be closed by city commission action.

"...The city of Franklin has been adamantly opposed in the past to compensating or assisting Brentwood with upgrading local streets such as Moore's Lane that must now be widened to five lanes due entirely to their land use decisions,

such as allowing the construction of the Landings Apartments and the Cool Springs Galleria," said City Manager Mike Walker.

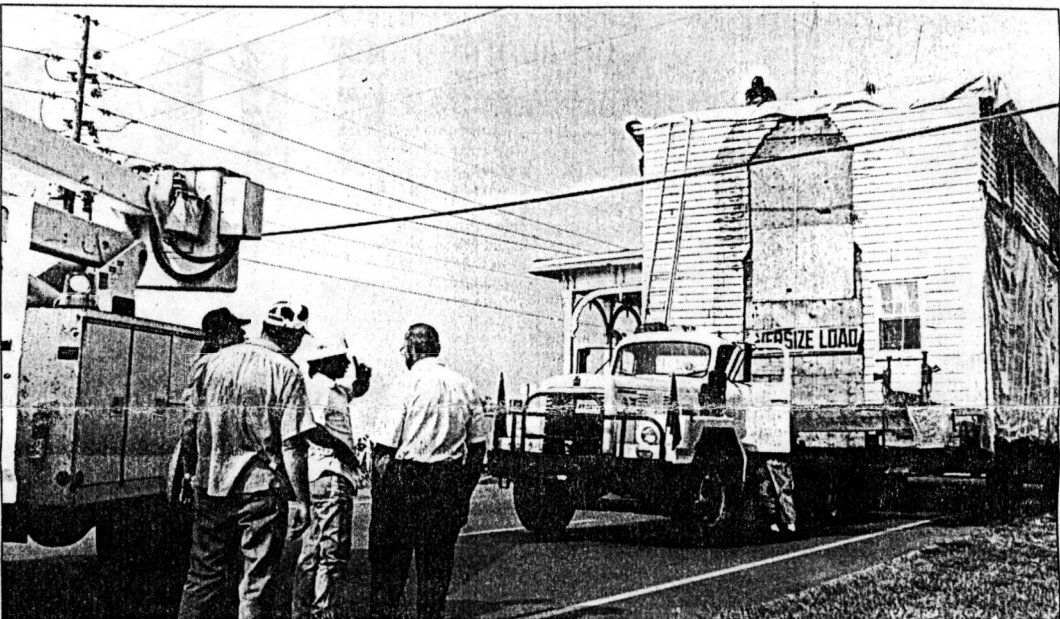
"In reality, Franklin officials have no reason to be concerned about the impact of its land use decisions on Brentwood as most of its own residents live 3-5 miles away from the rapidly growing I-65/Moore's Lane/Cool Springs Boulevard area and will never be burdened by development activity east of I-65 and north of Cool Springs Boulevard," he said.

As planning commissioners approved the site

plan for Harry's Farm (related story), they approved from the city's long-range

Instead of approving the Liberty Place Shopping Center, the plan would connect to the I-65 road and eventually to the Medical Center, the plan approved Liberty Way (ending just before the Brentwood) shown on the development

Please see ROA



Lauren Lexa - Staff

Moving history

Brentwood Codes Department Director Jim Doherty (right) discusses the move of the Cool Springs farmhouse from Mallory Lane to Crockett Park with the electricians and house movers involved with the time-consuming process. See Page 6A for more details.

TMA resources ease commute crunch

By Jill Clendening
Journal Staff Writer

Gone are the days when sharing a ride to work meant just picking up the phone and calling a fellow worker for a lift.

Today, with employees commuting across town, and even across several counties to their jobs, finding a convenient ride-sharing partner often means making use of resources far more advanced than a telephone.

With the new High Occupancy Vehicle (HOV) lane on Interstate 65 now open for use, the Transportation Management Group (formerly Brentwood Area Transportation Management Agency) already has a database of 1,200 "applicants" who either have at some time or are currently participating in a ride-sharing program.

"With this, the opening of the HOV lane and the addition of the general

purpose lane on I-65, I feel the Williamson County area has become the most accessible area in the region," said TMA Director Diane Davidson.

Currently, riders commute as far as from Clarksville and Dickson to come to Brentwood to work and the TMA Group, serving in a broker capacity, fills space on 13 mini-vans and 15 full-size vans owned by Tennessee Vans. Metropolitan Transit Authority

vans are also brokered by TMA.

Matching riders to van or even small car pools begins when callers contact TMA. Information on the caller's home location, destination, work schedule and the mode of transportation requested is keyed into a Geographic Information System database.

The computer system includes

Please see TMA, Page 10A

If every time Brentwood County you think about time to quit this teering is now.

With Oct. 20 dates for the Brentwood Playground application are working enough volunteers shifts to be worked are filled.

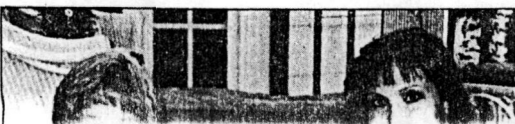
With roughly on a list accurate

Please see

Prevost tots extend family's 'twinning' tradition

By Jill Clendening
Journal Staff Writer

A banner at Fred and Pam Prevost's home in Brentwood reads "3 + 2 = a full team," but the sign



she hopes her insights will protect them from many misconceptions forced on twins.

"The biggest fallacy people make is that with identical twins, they try to make them different, but they real-

decided to name sister and herself.

"We named Forrest Patrick after the quiet one. And me — my middle

Neighbors

lore to park's history

House tales add new

The latest chapter in the interesting tale of Crockett Park and its houses took place last week during a seven-hour moving project to relocate the Cool Springs farmhouse from Mallory Lane.

Initially, the park property was the home of rifleman Andrew Crockett, whose brick federal-style home stood until the late 1980s when property owners Monsanto Chemical Corp. razed it and moved its bricks to Columbia.

Shortly thereafter, Monsanto and the city found common ground on the sale of the 160-acre tract to the city. When the sale was finalized, members of the Brentwood Historic Commission began efforts to build a reproduction of the Crockett house or move a historic home to the site as a focal point for the park.

At this point in the story, the "money" villain entered; building a home was too costly, so Historic Commission members — particularly Vance Little, Anne Dunn, Linda Lynch and Diane Sylvis — embarked on a quest to locate, obtain and move a historic home.

After a year of work, they announced that the Cool Springs farmhouse had been donated; ironically, its previous owners included members of the Crockett family.

The actual house-moving process added spicy tales to the otherwise slow-paced saga. City employees followed the 1-mile-per-hour trek from Mallory Lane to Crockett Road last Wednesday.

"I'm waiting for my car not to start one time, and I'll get run over by the house," said Lynch.

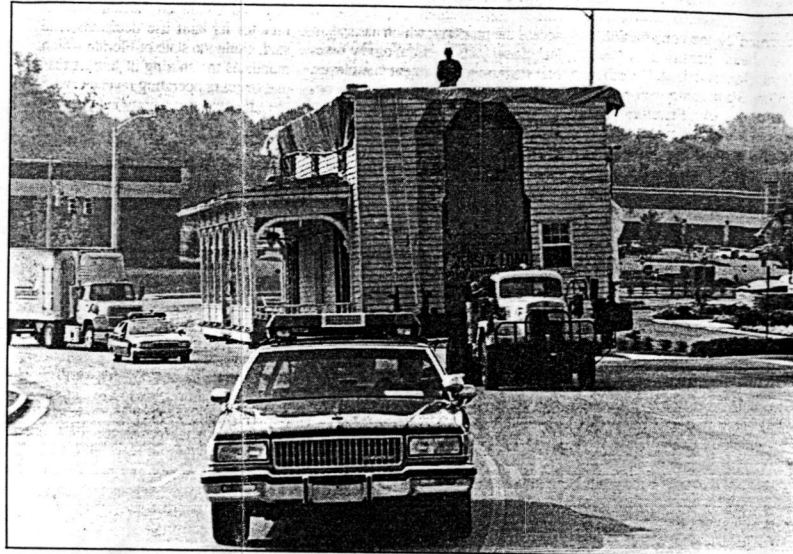
"Well, if it comes down to this house or your car, the choice is pretty clear," Dunn said matter-of-factly. "This car can be replaced with a newer model. This house loses all its value."

Somerset and Oak Hall subdivision residents viewed the procession from their porch; city employees dismantled and rebuilt all but two mailboxes along the way the same day. Overhead lines were held up by hand so that the house could pass; calls were made to CSX trainmasters every 15 minutes to apprise them of the procession's location since the house had to cross the railroad; two freight trains were held up.

Because of the saturation of emergency vehicles along the way, some Oak Hall residents told the story that the city was searching for a downed plane. A deliveryman captivated Crockett Elementary office staff with a story that a child had been kidnapped from a school bus, and police officers were stopping specific vehicles. The procession beat afternoon buses by three minutes.

"It wouldn't be any fun if we weren't cutting it close," joked Codes director Jim Doherty.

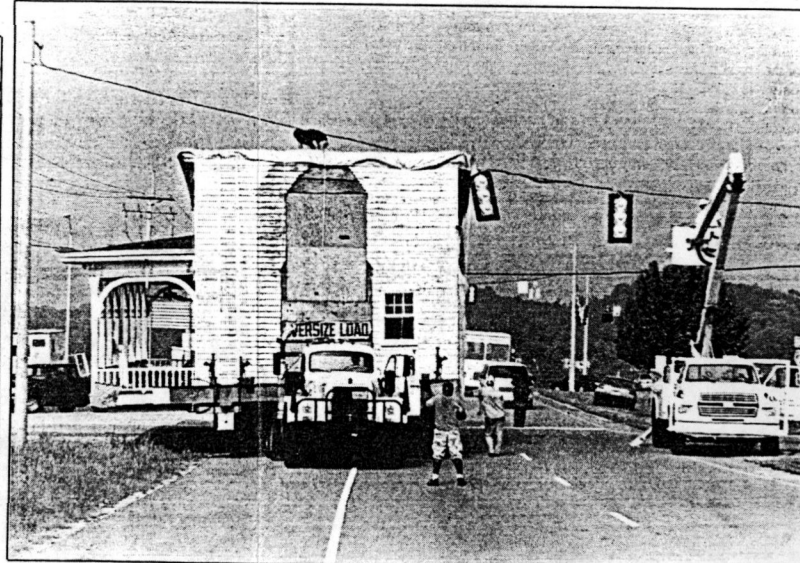
And, the history-making story wouldn't have been quite as good.



The Cool Springs farmhouse and its outbuildings were the first historic properties donated to the city for Crockett Park. A week after that donation was announced, Larry and Janis Gatlin announced they were donating the two-story log dog-trot portion of their former home on Old Smyrna Road.



Above and at right: Stansell electric company employees lift lines along Moores Lane so that the Cool Springs farmhouse can pass underneath. The house is being moved by W.P. Camp and Sons, who are third generation housemovers. Barring rain, the second portion of the house will be moved Wednesday from Mallory Lane through the mall area to Moores Lane, Wilson Pike, through Oak Hall and Somerset subdivisions to Crockett



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Cool Springs Farm

Williamson Co., Tennessee

REMOVAL APPROVAL

mag m. w. 10/20/93

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: REMOVAL

PROPERTY Cool Springs Farm
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TENNESSEE, Williamson

DATE RECEIVED: 10/04/93 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/18/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 83004314

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 10/20/93 DATE

ABSTRACT/SUMMARY COMMENTS:

This property has been moved from its original site, even though ~~the~~ approval of the move was denied. For this reason, the property is automatically removed from the National Register.

RECOM./CRITERIA Accept Removal
REVIEWER Harper
DISCIPLINE Historian
DATE 10/20/93

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____

United States Department of the Interior
National Park Service

RECEIVED

MAY 25 1993

NATIONAL
REGISTER

National Register of Historic Places Continuation Sheet

Section number N/A Page 1Cool Springs Farm
Williamson County, TN

THE COOL SPRINGS FARM HOUSE

This petition is to notify you of the proposed relocation of the Cool Springs House and dependencies, from its location on Mallory Road in Franklin, Tennessee, to Crockett Park, on Crockett Road in Brentwood, Tennessee, and to request that its status on the National Register of Historic Places be maintained during and after the move. We will endeavor to show that the integrity of the group of buildings will not be compromised by the move and that the move will insure the preservation of the house and its outbuildings.

Background

The Cool Springs House was nominated for the National Register by the owners Mr. and Mrs. John H. Noel, III, in 1983. A copy of the nomination is enclosed as Exhibit A.

The log core of the Cool Springs House was originally constructed in the early 1800's by the Barfields and Carothers, both pioneering Williamson County families. There were later additions and alterations. See a short history of the house, which is enclosed as Exhibit B.

The log barn on a stone foundation is significant in its own right. See short history of the barn, which is attached as Exhibit C.

In 1985, the Cool Springs House along with 65.46 surrounding acres were sold to Park 65 Venture. In the deed of conveyance, a restrictive covenant was included forbidding the demolition or removal of the house and requiring that the house be preserved in its condition at the time of the conveyance unless the restrictions were waived. A copy of the deed of conveyance is enclosed as Exhibit D.

Impending Development of the Property

The Cool Springs Property is located adjacent to the recently opened Cool Springs Galleria Mall, one of the largest shopping malls in the Southeast. It is slated to be developed into satellite business and industrial sites. A site plan is enclosed as Exhibit E.

United States Department of the Interior
National Park Service

MAY 25 1993

National Register of Historic Places Continuation Sheet

Section number N/A Page 2

Cool Springs Farm
Williamson County, TN

The development of the property has been beset with financial difficulties and adversities from the beginning. Through subsequent conveyances, the property is now owned by Cool Springs, L. P., a limited partnership, which is in the business of selling the property for commercial development.

You will note that the restrictive covenant does not include the preservation of the outbuildings, nor does it specify an amount of land to be left with the house. As a matter of fact, the present site plan calls for a street to be built running through the highly significant log barn. Unless moved, its destruction is certain.

Given the impending commercial development, the future integrity of the Cool Springs House and its dependencies is uncertain and precarious at best.

The Development of Crockett Park

In 1990, the City of Brentwood acquired a 165 acre farm on Crockett Road, some three miles distant from the Cool Springs House, for the purpose of developing a city park. The property was originally a land grant to the Crockett family, one of Brentwood's earliest and most prominent families. On it at one time stood a fine and historic home, which unfortunately was bulldozed by the then owner of the property.

In commemoration of and in appreciation for the history and heritage of Brentwood in general and the Crockett family in particular, the Citizens' Committee appointed to develop plans for the park voted unanimous to name the park "Crockett Park" and to include in the plans a four acre "historic area."

Plans for the historic area call for re-creating a typical "Tennessee farmstead," showing it's evolution from pioneer days to present. The focal point of the area was conceived to be a replica of a "manor house" and outbuildings or the moving of an existing such house and outbuildings to the site. The purpose of the historic area is the education, pleasure and edification of Brentwood residents and visitors, both young and old, particularly school children.

The Appropriateness of the Move

The Cool Springs House because of its uncertain future became a likely candidate for removal to Crockett Park. It was a natural. It was in the same area. The builders

United States Department of the Interior
National Park Service

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National Register of Historic Places
Continuation SheetSection number N/A Page 3Cool Springs Farm
Williamson County, TN

of Cool Springs House and the Crocketts came from identical backgrounds. Both families came from North Carolina and received land grants for services in the Revolutionary War. They all came in the late 1700's. They were all related by blood and marriages. As a matter of fact, Dr. Blake Carothers, who had the longest tenure in the Cool Springs House and made the largest addition, married Martha Jane Crockett, whose family owned the property on which the park is being developed.

A plot of site as it appears today entitled "Cool Springs Farm Existing Conditions" is from field survey, a copy of which is attached as Exhibit F. The house now faces north. At the new location, the relative orientation of all buildings will be the same, but the house will face south to give it the same site character (approaching from the front and looking up on a rise) as before. A copy of the proposed site is enclosed as Exhibit G.

The house and all of dependencies noted on the 1983 nomination will be moved. The original nomination included the House, Office, Garage, Granary and Smoke House. The Garage has burned and the Granary and Smoke House are connected by a shed, hence, the house, Barn and three outbuildings will be moved. The outhouse and chicken house, not a part of the original nomination (and in disrepair), will not be moved. All of the log and stone original barn will be moved. The later and larger additions and sheds will not be reconstructed.

The original nomination of 11 acres included .86 acres within the yard fence. The new site maintains this compact relationship with the barn somewhat distant from the house, but within a three-acre site. Additional area within Crockett Park has been designated a Historic Preservation area. Any buildings located within this area may borrow views of the Cool Springs Farm relocation site, but are not intended to be considered a grouping. The intent is to re-locate Cool Springs Farm as intact as practicable. Any other relocated structures would function separately from the Cool Springs site.

The fence rows and pebble driveway will be duplicated. The flagstone walkway will be moved and placed at the new site. The landscaping will be duplicated as nearly as possible over a period of years. The gardener who designed and planned the landscaping at Cool Springs Farm is Maureen Sweeney, the wife of the Mayor of Brentwood. She has offered to oversee the duplication of the plantings.

United States Department of the Interior
National Park Service

MAY 25 1993

National Register of Historic Places Continuation Sheet

Section number N/A Page 4Cool Springs Farm
Williamson County, TN

The Removal Process

The entire house will be moved, complete with porches and chimneys. A copy of the agreement between the City of Brentwood and W. P. Camp & Sons is enclosed as Exhibit H. Details of the move are contained therein. The route that will be taken to move the house is enclosed as Exhibit I.

Specifications for the foundation call for eight inch CMU faced with limestone. A copy of a memorandum to that effect from Jim Doherty, Codes Enforcement Supervisor for the City of Brentwood, is enclosed as Exhibit J.

The chimneys will be disassembled brick by brick and reassembled at the new site. A contract with Hickman & Taylor concerning foundation, stone work and re-bricking of chimneys is enclosed as Exhibit K.

Black and white photographs of the proposed site at Crockett Park is enclosed as Exhibit L.

The proposed site does not possess historic or archaeological significance that would be adversely affected by the intrusion of the property. A statement to that effect from State Archaeologist Nick Fielder is enclosed as Exhibit M.

The Future of the Re-Located Cool Springs House

The preference of everyone connected with this project, especially the Noels, who are themselves sophisticated preservationists, is and has been against moving the Cool Springs House or any other historic structure from its original location. The Noels concluded that the long-term prospects for the preservation of the house as an historic landmark weighed heavily in favor of its being re-located to Crockett Park. They, consequently, agreed to waive their restrictive covenant. A copy of their waiver and contract is enclosed as Exhibit N.

After lengthy consultation, the Heritage Foundation of Franklin and Williamson County, which is well known for its high standards of preservation also agreed that moving the house would be appropriate and proper. A copy of their letter is enclosed as Exhibit O.

United States Department of the Interior
National Park Service

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National Register of Historic Places Continuation Sheet

Section number N/A Page 5

Cool Springs Farm
Williamson County, TN

The City of Brentwood is committed to the long-term preservation of the Cool Springs House and its outbuildings. It will be treated to routine maintenance and upkeep, the same as any other city-owned property.

The house will be furnished with period furniture and will be used by the City and residents of the city for meetings, receptions, conventions, and educational and recreational events. The outbuildings will be used to create a museum setting for every day domestic activities on a typical Tennessee farmstead in former days. It is anticipated that the complex when completed will be a major tourist attraction.

The outfitting and furnishing of the house and outbuildings and the scheduling and staging of activities will be the business of the newly organized Brentwood Historic Trust, a broad based organization, formed largely for the purpose of administering the historic area of Crockett Park (Exhibit P). Trust President Raymond White, a well-known preservationist, has detailed the committees that are being formed to oversee the furnishing and long-term care and maintenance of the house. It is enclosed as Exhibit #Q.

In order to help you visualize better the Cool Springs site as it presently exists and how it will look after its relocation to Crockett Park, there is attached hereto under separate cover the following plot plans in duplicate:

1. Existing Conditions at Original Location
2. Proposed Site Plan
3. Grading and Utility Plan
4. Layout Plan

There is also included (as Exhibit R) a set of 35 mm slides of the buildings at the Cool Springs site as they appear today.

If you should need any additional information, please let us know.

APR 25 1993

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number photos Page 6

Cool Springs Farm, Williamson County, TN

Cool Springs Farm
Jordan Road
Franklin, Williamson County, TN
Photo by: Gresham, Smith, and Partners
Date: April 1993
Neg: Gresham, Smith, and Partners
Nashville, Tennessee

North facade, facing south.
#1 of 12

South and east elevations, facing northwest.
#2 of 12

Granary and smokehouse, facing east.
#3 of 12

Chicken coop and office, facing, northwest.
#4 of 12

North facade and east elevation, facing southwest. See
comparative view of proposed siting in Crockett Park in
photo #6.
#5 of 12

Crockett Park site.
#6 of 12

North facade and east elevation, facing southwest. See
comparative view of proposed siting in Crockett Park in
photo #8.
#7 of 12

Crockett Park site.
#8 of 12

North facade, facing south. See comparative view of
proposed siting in Crockett Park in photo #9.
#9 of 12

Crockett Park site.
#10 of 12

Crockett Park from southeast.
#11 of 12

Crockett Park from southwest.
#12 of 12

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 14 1983

date entered

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Mallory Valley Farm

and/or common Cool Springs Farm (preferred)

2. Location

street & number Jordan Rd., ^S 1.1 miles south of Moore's Lane) N/A not for publication

city, town Franklin N/A vicinity of

state Tennessee code 047 county Williamson code 187

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	N/A in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other:

4. Owner of Property

name Mr. and Mrs. John Hopkins Noel, III

street & number Cool Springs Farm, Jordan Rd.

city, town Franklin N/A vicinity of state Tennessee 37064

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds Office

street & number Williamson County Courthouse

city, town Franklin state Tennessee 37064

6. Representation in Existing Surveys

title Tennessee Historical Commission Inventory has this property been determined eligible? ☐ yes ☒ nodate October 31, 1974 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Tennessee Historical Commission, Department of Conservation

city, town Nashville state Tennessee

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Cool Springs Farm House is a well-preserved example of the evolution of Tennessee Vernacular architecture featuring log cabin, Greek Revival and Victorian styles. The two-story, ell-shaped house features a gable roof, two exterior end brick chimneys with plain caps and stretcher bond, boxed cornice, weatherboard siding dating to 1856, cornerboards, and a log and stone foundation. Situated on 86 acres of farmland, the house, along with a log and stone barn and four outbuildings, represents rural life that is presently being threatened by urban sprawl and industrial development.

The three-bay facade of the house faces north and is highlighted by a one-story porch running the length of the facade. The porch is defined by a flat roof, attenuated porch pillars, paired scroll brackets above each pillar, round arches featuring a single pendant and scroll brackets, and a turned balustrade. The arches and some of the scroll brackets have been reconstructed to match the Victorian porch built onto the house in the late nineteenth century. The central bay of the facade features double French doors capped by a two-light transom, corner lights and pediment, all of which are original to the 1856 addition. Engaged pilasters separate the doors from the sidelights which are not original. At either end of the facade is a set of shuttered French doors capped by a pediment, also original to the 1856 addition. The second floor of the facade elevation features two shuttered 4/4 sash windows original to the log core, ca. 1830, and one shuttered 6/6 sash window original to the 1856 addition.

The west elevation is one-room deep with an exterior end chimney and one 4/4 sash window on the ground level. A one-story, shed roof addition enclosing the rear porch and a one-room addition at the southwest corner of the original log structure define the rear elevation. The first floor addition and enclosure feature six 6/6 sash windows and one 2/2 window. The second story of the rear elevation is defined by two shuttered 4/4 windows like those on the facade and two 6/6 shuttered windows in the 1856 addition. The south elevation of the 1856 addition is defined by two 6/6 sash windows on the first floor and interior brick chimney of stretcher bond.

The east elevation features an enclosed shed-roof porch distinguished by latticework, six 6/6 windows, an eight-light door with a shed roof supported by semi-arches resting on scroll brackets, and an exterior end brick chimney.

The interior of the house reflects the construction and floor plan of the original log core, ca. 1830. The entrance hall and first floor bedroom (northwest elevation) feature the original blue poplar flooring and poplar logs 8" to 12" deep and 18' to 31' long. The first-floor bedroom features a fireplace with rectangular opening and brick surround, a plain frieze, mantel shelf, and unfluted pilasters. A two-panel wood door capped by corner blocks connects the room with the entrance hall and a like door without corner blocks connects the room to the one-room addition at the southwest corner of the house. The original beaded window surrounds and exposed beaded log beams in the ceiling are also extant.

The second floor of the log core is similar in construction except there is no wall or door between the hall and bedroom. The fireplace in the west elevation features a rectangular opening with brick surround, mantel shelf, frieze with multiple fascias, and shouldered architrave. The stairway connecting the two floors of the log core retains the original steps but has reconstructed picket balusters. The logs on this floor measure 18' and 31' in length.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Cool Springs Farm Item number 7 Page 2

In 1856 a two-story addition three rooms deep enlarged the house and contributed to the ell-shape of the house. The three rooms downstairs function as a living room, dining room, and kitchen while the three upstairs rooms are used as two bedrooms and a library. Both the kitchen and library have been extensively remodeled; however, the window surrounds in the library retain the original wood graining. The remaining four rooms do retain the windows, two-panel doors, door surrounds, baseboards, and fireplace mantels defined by engaged pilasters, plain friezes, and mantel shelves; original to the 1856 addition. As with the other fireplace mantels in the house, these mantels are free of any decorative carving or woodwork.

Of major significance to the property is the extant log and stone crib barn located 250 feet north of the house. The rough-hewn logs measure 25' in length and 12" in depth and feature half dovetail notching. These logs rest on stone pillars 7' high. A later addition with connecting breezeway was added to the west elevation of the barn.

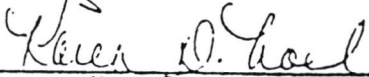
Four other outbuildings are to the rear and east of the house. All outbuildings feature metal roofs and weatherboard or board and batten siding with the exception of the smokehouse which is constructed of concrete blocks. The most significant of these four outbuildings is the granary which has a stone and log foundation visible through the steps, log flooring and interior stairway leading to a storage area. The louvered vents and door of the granary are not original.

567na405

of said tract or parcel in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said tract or parcel to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of December, 1985.



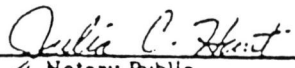
John H. Noel, III


Karen D. Noel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Noel, III, and wife, Karen D. Noel, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1985.



Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

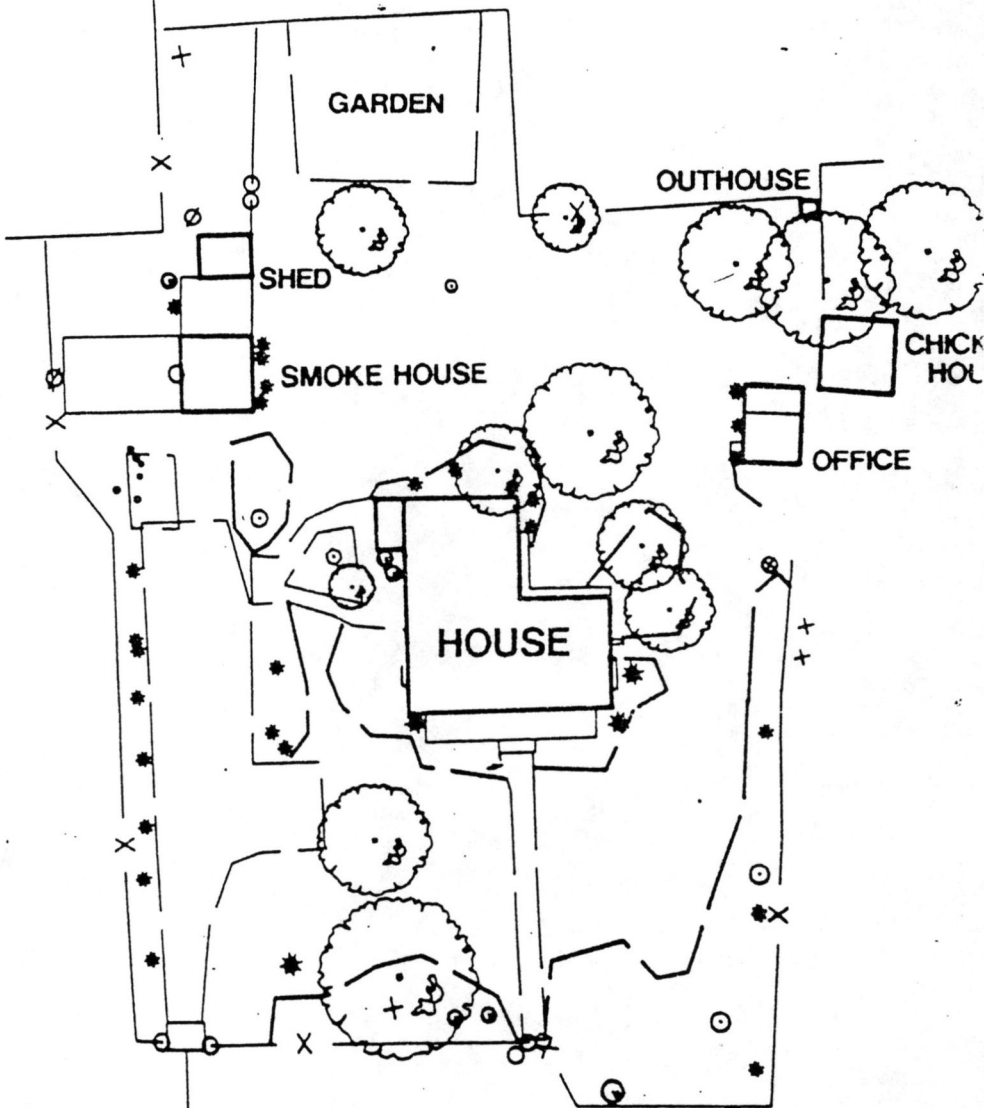


Note Book 37 Page 147
Record Book 507 Page 403
State Tax \$10,776.48 Fee 50 Recording 12.00
Rec. No. _____ Total Pd. 10,788.98
42307

DAVIDSON COUNTY
STATE OF TENNESSEE
J.D. BECKETT, JR.
REGISTER OF DEEDS
E35 DEC 20 PM 2:24

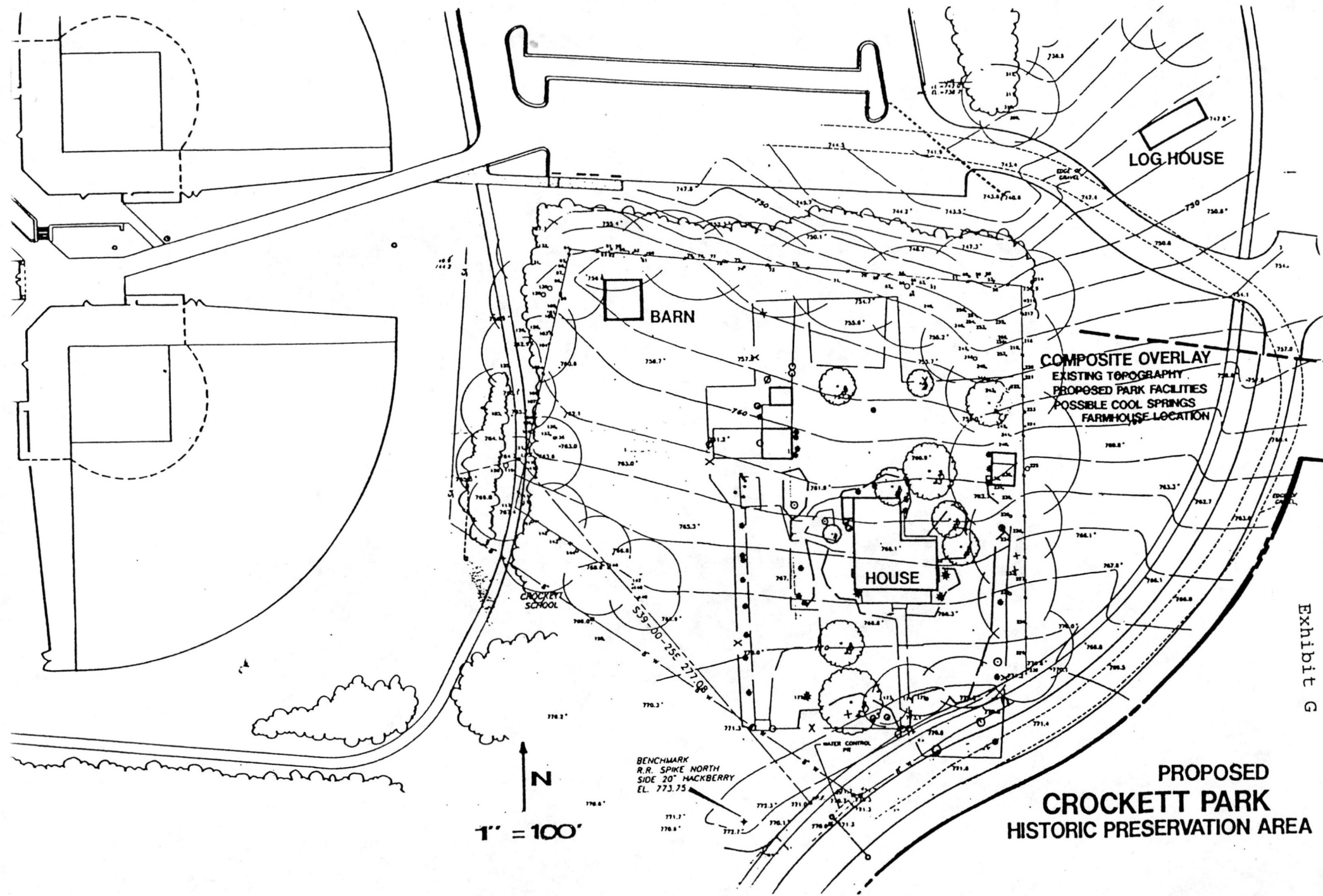
MALLORY LANE

N
1" = 50'



TO BARN

COOL SPRINGS FARM
EXISTING CONDITION



campcontract - 3/24/93

AGREEMENT

THIS AGREEMENT is effective as of the _____ day of _____, 1993, by and between the CITY OF BRENTWOOD, TENNESSEE (hereinafter referred to as the "City") and W.P. CAMP & SONS of 1206 McAlpine Avenue, Nashville, Tennessee (hereinafter referred to as the "Contractor".)

RECITALS

A. The City owns a two-story house (known as the Cool Springs Farm house), a stone and log barn and two additional outbuildings (all hereinafter collectively referred to as the "structures") presently located on a parcel of land owned by Cool Springs, L.P. in Franklin, Tennessee.

B. The City owns certain real property known as Crockett Park located in the City of Brentwood, Tennessee, a portion of said property having been designated as a historical preservation area (hereinafter called the "tract".)

C. The City desires that the structures be moved to the tract.

D. The Contractor has inspected the structures and the tract and its surrounding terrain, and the public and private ways, including public roadways, on which the structures are to be transported to the tract.

E. The Contractor is qualified to perform the work in moving the structures to the tract.

NOW, THEREFORE, in consideration of the mutual covenants contained in this agreement, the City and the Contractor agree as follows:

SECTION ONE
WORK TO BE DONE

A. The Contractor will complete the work of moving the structures from their present locations, delivering them structurally intact to the tract, and placing and reassembling the structures, including porches, in such positions as shall designated by the City subject to the conditions and exceptions enumerated in paragraph C below.

B. The Contractor will perform the work expeditiously, in a good and workerlike manner, in compliance with all applicable government regulations and in strict accordance with the provisions of this agreement.

C. The Contractor will furnish all labor and materials and equipment, in good condition, necessary to perform its duties under and pursuant to this agreement, subject to the following conditions and exceptions:

1. Foundations and footings for the structures shall be provided by the City.
2. Chimneys shall be disassembled as necessary for relocation and shall be stored at a location to be designated by the City. Contractor shall not be responsible for reassembly of chimneys.
3. The City shall be responsible for arranging for tree trimming and temporary relocation of utilities as may be necessary for moving the structures.
4. The Contractor shall be responsible for filling all holes remaining at the present location of the structures to the grade of the immediately surrounding grounds.

SECTION TWO NOTICES AND PERMITS

The Contractor shall give all notices and obtain and pay for all permits, licenses, bonds and franchises that may be required for the removal and transportation of buildings by federal, state, county or city laws, rules, statutes, regulations and ordinances, together with all premiums for insurance required in this agreement, prior to commencing the work described in Section One herein, except that permits normally required by the City of Brentwood will be provided by the City.

SECTION THREE PUBLIC LIABILITY INSURANCE

The Contractor shall have public liability insurance in force before beginning the work described in Section One of this agreement, and such insurance shall protect the City as well as the Contractor from any and all liability in tort or otherwise to any third parties. Such insurance shall provide coverage with a combined single limit of no less than one million dollars (\$1,000,000). The Contractor shall furnish the City with reasonable proof of compliance with the terms of this section at least ten (10) days prior to beginning the work described in Section One herein.

SECTION FOUR WORKERS' COMPENSATION INSURANCE

If the Contractor is required to have workers' compensation or other insurance under the workers' compensation laws of the State of Tennessee, such insurance shall be in force before beginning the work described in Section One of this agreement and the Contractor will furnish the City with proof of such insurance at least ten (10) days prior to beginning such work.

SECTION FIVE CARGO INSURANCE

The Contractor shall, before beginning the work described in Section One, procure cargo insurance for the structures for the period of their transportation to and their setting on the tract, in an amount of not less than seven hundred fifty thousand dollars (\$750,000); and will furnish the City with proof of such insurance protection.

SECTION SIX REPAIRS

A. The Contractor shall use utmost care to transport the structures safely and, on demand of owner, shall repair any damage sustained by the structures in the moving process, subject to the following additional conditions and exceptions:

1. The Contractor shall not be liable for damages to wallpaper or wallboard or for seam cracks in plaster.
2. The Contractor shall not be held responsible for damages to the structures or foundations occurring after the structures have been placed and the moving equipment has been removed.
3. Provided that cargo insurance as required herein is procured by the Contractor, the Contractor shall not be held responsible for damages to any furnishings remaining in the structures during the moving process; damages to the structures due to vandalism, theft or other such acts committed by persons other than the Contractor's agents, subcontractors or employees; damages due to fire, tornado, windstorm, earthquake or other acts of God; or damages to trees, lawns and shrubbery at the tract.

B. Where the Contractor is to be held responsible for damages to the structures, the City may reserve the right, on written notice to the Contractor, to have necessary repairs performed and deduct the cost of such repairs from any amount due the Contractor from the City under this agreement.

SECTION SEVEN PAYMENT TO CONTRACTOR

A. The City will pay the Contractor the sum of _____ for the Contractor's satisfactory performance of its duties under this agreement, which sum shall be payable as follows after receipt of appropriate invoices from the Contractor:

1. Twenty-five percent (25%) shall be payable ten (10) days prior to commencement of the work described in Section One of this agreement, provided that satisfactory proof of the insurance coverages required hereunder has been submitted to the City Manager.

2. Fifty percent (50%) shall be payable upon delivery of the structures to the tract and placement in the positions designated by the City.

3. The final twenty-five percent (25%) shall be payable upon final acceptance of the Contractor's work by the City Manager. The work shall be deemed accepted if no notice to the contrary is dispatched by the City Manager within thirty (30) days after delivery and placement of the structures and the Contractor has fully complied with the terms of Section Eight of this agreement.

B. In addition to the contract sum, the City shall reimburse the Contractor for the costs of cargo insurance as required hereunder and all required permits. Such costs shall be payable by the City upon receipt of appropriate invoices and supporting documentation from the Contractor.

SECTION EIGHT CONTRACTOR TO DISCHARGE OBLIGATIONS

The City shall not be obligated for the amount of the final payment hereunder unless and until the Contractor furnishes the City with affidavits setting forth in detail that all materials furnished and all equipment used or rented, and all work, labor and services performed by anyone, including employees of the Contractor, subcontractors and employees of subcontractors, in the discharge of the Contractor's duties under this agreement, have been paid in full.

SECTION NINE WORK ON TRACT

The Contractor shall not be responsible for the performance of any task not specifically assumed by it under this agreement, including the making of utility connections, grading of the tract or constructing foundations for the structures. The Contractor will, however, cooperate with any persons employed by the City to perform such work so that the moving, transport and proper setting of the structures on their new foundations on the tract may be smoothly accomplished.

SECTION TEN TIME OF PERFORMANCE

The Contractor shall provide notice to the City Manager of its intent to begin the work described herein, along with a proposed schedule of the work to be performed subject to the approval of the City Manager, at least ten (10) days prior to commencement of work. The structures shall be moved between the hours of 9:00 A.M. and 4:00 P.M., Monday through Friday, unless other hours are specifically approved in writing by the City Manager. The Contractor shall complete its performance under this agreement between June 15, 1993 and August 15, 1993, except that strict performance within such time shall not be required in the event of acts of God, riot, fire or unusual weather conditions or in the event

that site preparations, foundations or utility relocations are not completed in sufficient time. The City agrees to release the Contractor's equipment within thirty (30) days after completion.

SECTION ELEVEN INDEMNIFICATION OF CITY

The Contractor will indemnify the City against any and all liability arising from any acts on the part of the Contractor or its agents, employees or workers or from failure to perform any of its duties or stipulations under this agreement.

SECTION TWELVE ENTIRE AGREEMENT

This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement.

SECTION THIRTEEN MODIFICATION OF AGREEMENT

Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if reduced to writing and signed by an authorized representative of each party.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the date first above written.

CITY OF BRENTWOOD, TENNESSEE

W. P. CAMP & SONS

Mayor

Title:

Approved as to form and legality:

City Attorney

FROM: W. P. Camp & Sons
P.O. Box 160161
Nashville, Tennessee 37216

MAY 20

TO: Codes Department
City of Brentwood
Fax 370-4767
Attn: Jim Doherty

RE: Relocate Historic Cool Springs

W. P. Camp & Sons propose to make ready and relocate historic structure known as Cool Springs to new site of Crockett Park, for the City of Brentwood of Williamson County, Tennessee.

Transport will be made as to accommodate existing rights of way using beams and dollies towed by truck. Vertical height of house will be maintained as to specifics of the Middle Tennessee Electric Membership Corp. of Franklin, Tennessee, or altered to meet those requirements as set forth. These accommodations are by others or optional. House units will be placed at new site over existing footings, leveled ready for foundations. Re-habilitation work is by others.

In addition to main house two out buildings at rear yard will also be relocated to Crockett Park. These buildings are to be placed on locations yet to be determined.

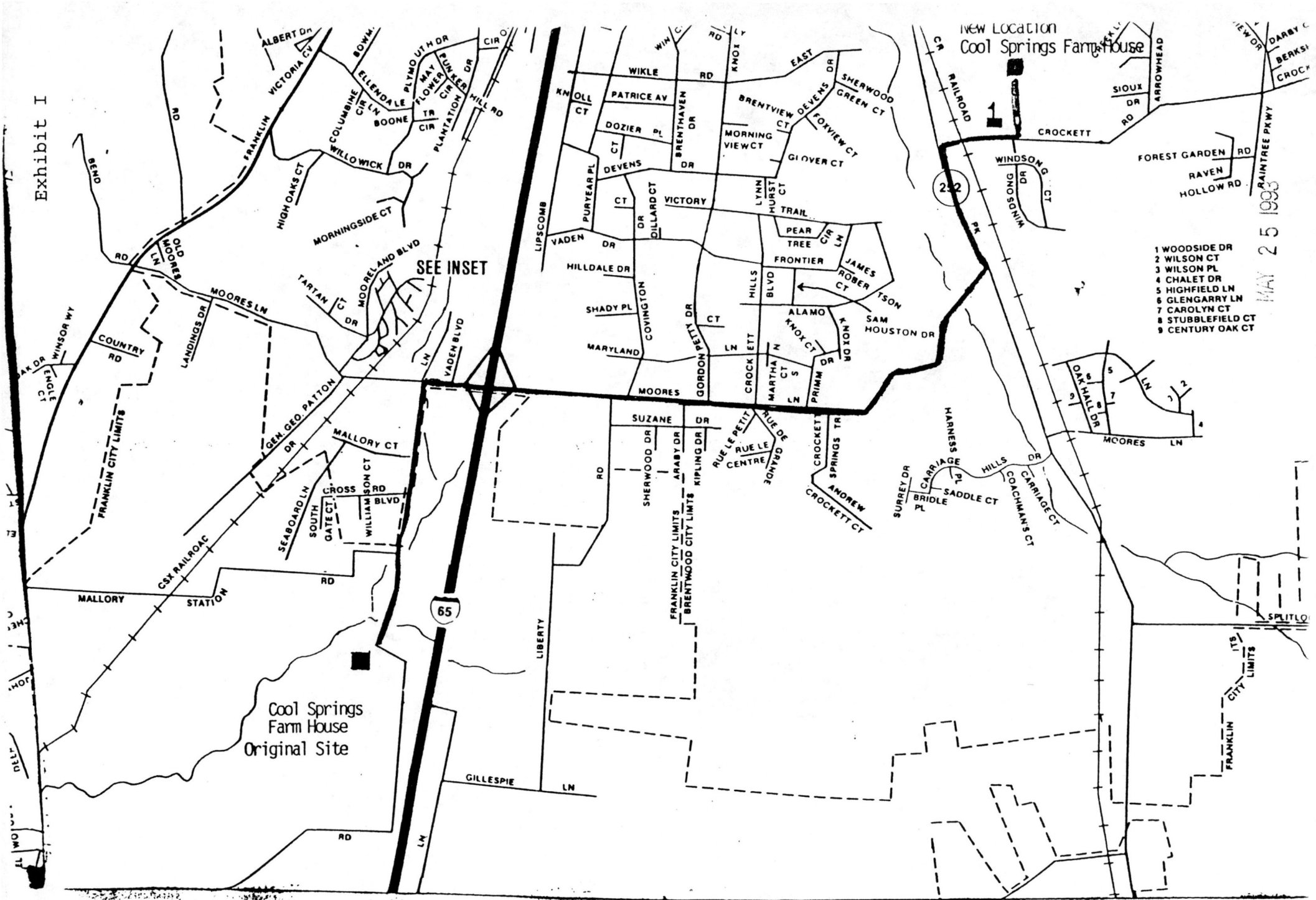
This portion of work is proposed for the sum of \$31,500.

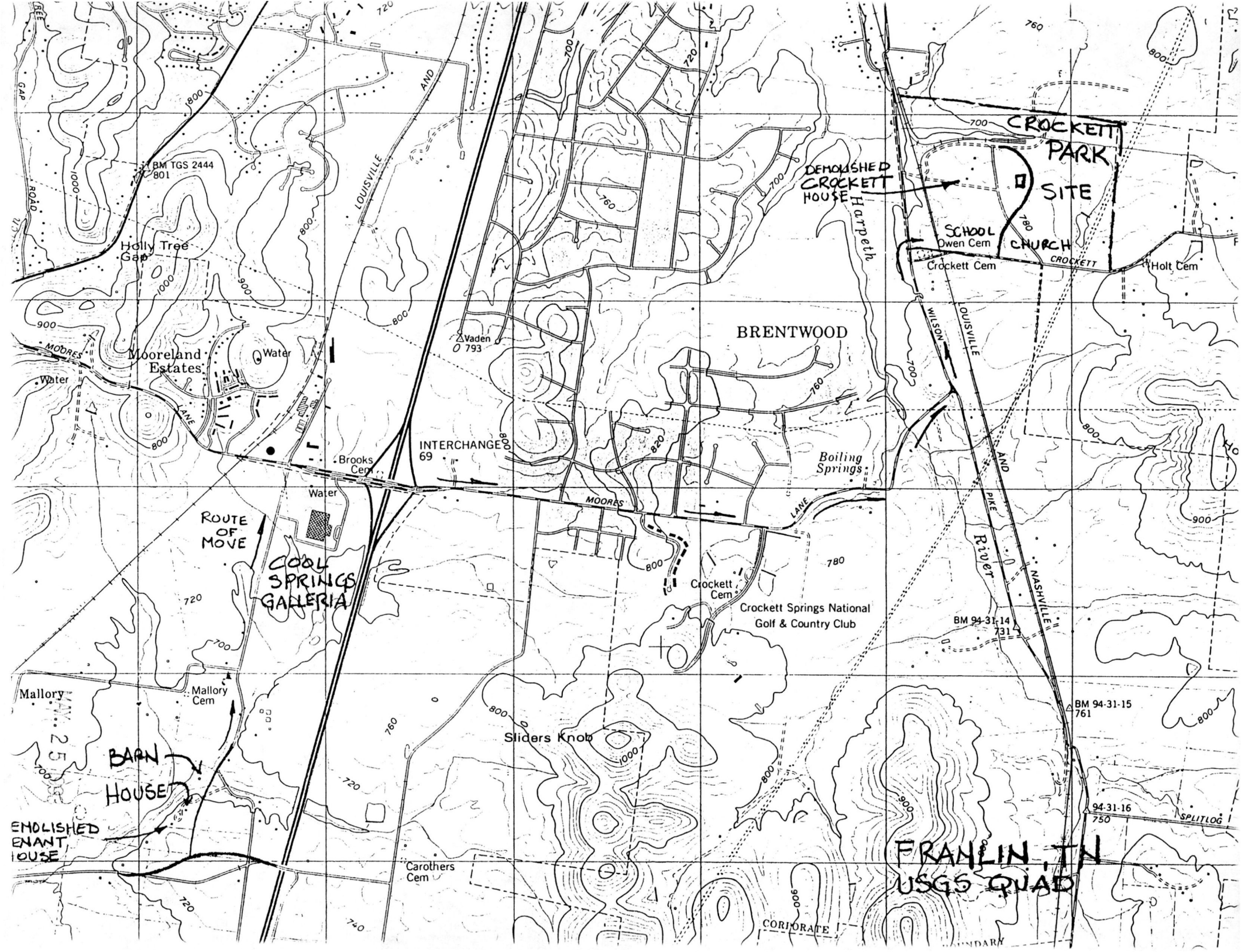
In addition to the above structures, there is the barn. It is now located at front corner of Cool Springs property near highway. Contractor proposes to remove roof, rafters, and side sheds to expose log portion of historic barn and relocate log and stone foundation onto existing footing by others. Barn is to be placed at site and stone re-laid for logs to rest upon. Roof work is by others. Structure will be covered after roof is removed to protect from weather. This additional move is proposed for the sum of \$7,500.00.

January 8, 1992

W. P. Camp & Sons









BRIAN J. SWEENEY
MAYOR
DR. JACK FLETCHER
VICE-MAYOR
MICHAEL W. WALKER
CITY MANAGER

COMMISSIONERS
BRIAN J. SWEENEY
DR. JACK FLETCHER
ANNE DUNN
G. ALEX NOBLE, JR.
BETTY REAGAN

City of Brentwood

Codes Memorandum 93-09

TO: LINDA LYNCH, COMMUNITY RELATIONS DIRECTOR
FROM: JIM DOHERTY, ^{SD}CODES ENFORCEMENT SUPERVISOR
DATE: MARCH 11, 1993
RE: FOUNDATION FOR COOL SPRINGS HOUSE

The structural foundaiton will be constructed out of 8" CMU faced with limestone. The out buildings will be placed back on original foundations where possible.

**HICKMAN
& AYLOR**
CONSTRUCTION CO.
NASHVILLE, TN

March 5, 1993

City of Brentwood Codes Department
P.O. Box 788
Brentwood, Tn 37024-0788

Attn: Mr. Jim Daughtery

Re: Estimate for Foundation, Stone Work, and Re-bricking
of Chimney for Log House.

Dear Jim,
Our Estimate for the above mentioned construction is
\$20,581.00. The following is a description of work included
in this proposal.

GENERAL CONDITIONS:

1. All sales taxes, liability insurance, and workmans compensation insurance is included.
2. Equipment as needed to complete job.
3. On-site working supervision.
4. Batter boards and stakes for layout.
5. Engineering for layout of footings.
6. Building permit is not included.

SITE WORK:

1. Footing excavation for 300 l.f. of continuous wall footings and two (2) 8 x 5 foot Chimney footings.
2. Footing excavation is based upon earth excavation; rock excavation is not included.

CONCRETE:

1. Continuous wall footings to be 3,000 P.S.I. strength concrete reinforced with two (2) continuous horizontal rebars. Size of footings to be 2'0" wide and 1'0" deep.
2. Footings for two (2) Chimneys to be 8'0" x 5'0" x 1'0" reinforced with rebar.

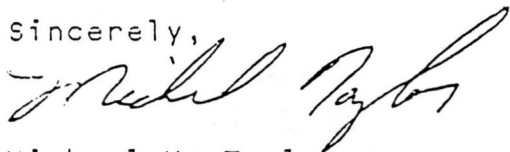


MASONRY:

1. Foundation walls to be 8" concrete block, four (4) courses in height above top of footing.
2. Furnish and install stone facing over exposed concrete block.
3. Furnish mortar and sand only for the re-bricking of two (2) Chimneys. Estimate is based upon two (2) Chimneys being 28'0" in height with one firebox per Chimney and reusing existing face brick, firebrick etc. Existing Chimney materials to be removed and cleaned by others and transported to new location.

We appreciate the opportunity of quoting this project for you. If you have any questions please call.

Sincerely,



Michael N. Taylor

MNT/vls

cc: file

STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF ARCHAEOLOGY
5103 Edmondson Pike
Nashville, TN 37211
(615) 741-1588 FAX (615) 741-7329

April 2, 1993

Mr. Mike Walker
City Manager
City of Brentwood
P.O. Box 788
Brentwood, Tn. 37024-0788

Re: Relocation of historic house to Crockett
Park

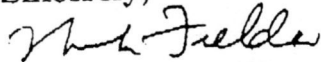
Dear Mr. Walker:

On this date I examined the proposed location for the relocation of a historic house from Cool Springs to Crockett Park. I was accompanied by Mr. Steve Snoddy, ASLA with Gresham, Smith and Partners.

Based on my field observations, prior ground disturbances in the immediate area, and the distance from known historic structures, it is my opinion that the new site does not contain any archaeological remains or features that would be affected by the reconstruction.

If you have any questions, please let me know.

Sincerely,



Nick Fielder
State Archaeologist

Prepared by: Roger A. Horner, Assistant City Attorney, City of Brentwood, P. O. Box 788, Brentwood, TN 37024-0788

AGREEMENT

THIS AGREEMENT is entered into as of the 22nd day of February, 1993, by and among the CITY OF BRENTWOOD, a municipal corporation (hereinafter called "Brentwood"), COOL SPRINGS, L.P. (hereinafter called "Cool Springs"), JOHN H. NOEL, III (hereinafter called John Noel) and KAREN D. NOEL (hereinafter called Karen Noel.)

WHEREAS, Cool Springs owns a parcel of land in Franklin, Tennessee (hereinafter referred to as "the property") which was formerly a part of a larger tract known as the Cool Springs Farm and on which sits a two-story historic residence which shall hereinafter be referred to as the "house"; and

WHEREAS, said land was conveyed by Cool Springs Venture (formerly Park 65 Venture) to Cool Springs, L.P. by special warranty deed dated June 22, 1990 and recorded at Book 854, Page 734 of the Williamson County Register of Deeds and is a part of a larger parcel of land conveyed by John Noel and Karen Noel to Park 65 Venture by warranty deed dated December 20, 1985 and recorded at Book 567, Page 403 of the Williamson County Register of Deeds; and

WHEREAS, a restriction in the warranty deed executed by John Noel and Karen Noel prohibits the demolition or removal of the main residence unless such restriction is waived in writing by John Noel and Karen Noel, and such restriction is declared to run with the land for a period of fifty (50) years from the date of said warranty deed; and

WHEREAS, the parties hereto are now in agreement as to the donation of the residence, along with certain outbuildings to be described herein, for use at a designated historic preservation area of Brentwood's Crockett Park, subject to the terms and conditions set forth herein.

NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS, CONDITIONS AND PROMISES HEREIN CONTAINED, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Cool Springs hereby gives the house, the barn and the two additional outbuildings located on the property to Brentwood in "as is" condition and at no cost to Brentwood.
2. Brentwood will arrange to have the house, the original stone and log barn and the two additional outbuildings (hereinafter collectively referred to as "the structures") moved from the property at its expense and relocated to the designated historical preservation area of Brentwood's Crockett Park, where such structures will be maintained by Brentwood. Cool Springs also grants Brentwood the right to move, at Brentwood's expense, any or all of the landscaping surrounding the house.
3. Cool Springs will maintain all existing insurance coverages on the property until such time as the structures are moved by Brentwood.
4. Brentwood will arrange for the disconnection of all utility lines serving the house and will indemnify Cool Springs for any damages resulting to utility property.
5. Brentwood will fill all holes remaining in the property as a result of moving the buildings and landscaping to the grade of the immediately surrounding grounds.
6. Brentwood will hold Cool Springs harmless from any liabilities resulting from moving the buildings and landscaping.
7. Brentwood will provide a minimum of sixty (60) days notice to the property's tenant prior to moving the house.
8. Brentwood's Historic Commission will file the appropriate papers to maintain the home on the National Historic Register. Any restoration which may be done will be per the "Guidelines for Rehabilitating Historic Buildings" of the United States Secretary of the Interior.

9. The larger barn surrounding the original stone and log barn will not be moved, provided that the City will have the right to dismantle the larger barn as necessary for the relocation of the original barn and to use or sell all materials which are a part of or are stored in the larger barn.

10. Upon the sale or long-term lease of the land, Cool Springs will make a payment to the City in the amount of ten thousand (\$10,000.00) dollars in consideration for the commercial benefit inuring to the property from the removal of the structures.

11. Performance by Brentwood of the terms stated herein are subject to a waiver by John Noel and Karen Noel of the existing deed restrictions regarding the house. By execution of this agreement, John Noel and Karen Noel hereby waive such restrictions as are declared in the warranty deed recorded at Book 567, Page 403 of the Williamson County Register of Deeds. Said waiver is expressly conditioned upon the actual performance by Cool Springs and Brentwood of the terms provided for herein. This agreement shall be filed with the Williamson County Register of Deeds as documentation of said waiver. However, Cool Springs shall continue to abide by the terms of the deed restrictions until the structures are moved by the City.

12. Brentwood will make all reasonable efforts to move the buildings by September 30, 1993, subject to the availability of the contractor selected to move the buildings, and provided that site preparations at Crockett Park have been completed in adequate time to permit the relocation.

13. Cool Springs warrants that it has the right to allow the structures to be removed upon waiver of the deed restriction as provided for herein and that there are no other prohibitions on moving the structures. Cool Springs agrees to indemnify Brentwood from any liabilities or legal costs resulting from claims asserting the rights of any other parties in regard to the structures.

14. The parties hereto acknowledge that Vance Little has been designated to serve in a continuing leadership role on behalf of Brentwood in regard to the moving and preservation of the structures.

15. The parties hereto acknowledge the stated intention of John Noel to claim a \$50,000 individual tax deduction for 1993 for the waiver of the heretofore referenced deed restriction without making any warranty as to the actual deductibility associated with said waiver.

16. The parties hereto acknowledge the stated intention of Karen Noel to claim a \$50,000 individual tax deduction for 1993 for the waiver of the heretofore referenced deed restriction without making any warranty as to the actual deductibility associated with said waiver.

17. The parties hereto agree to sign any additional documents or instruments necessary to carry out the terms of this agreement, including those related to the waiver of deed restrictions referenced in paragraph 11 hereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

CITY OF BRENTWOOD

Brian J. Sweeney
By: Brian J. Sweeney, Mayor

Approved as to form and legality:

Robert H. Jennings, Jr.
By: Robert H. Jennings, Jr., City Attorney

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Sean M. Anderson, Notary Public of said County and State, BRIAN J. SWEENEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mayor of the City of Brentwood, the within named bargainor, a municipal corporation, and that he as such Mayor, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Mayor.

Witness my hand, at office, this 22nd day of February, 1993.

Sean M. Anderson
Notary Public

My commission expires: Nov. 20, 1996

COOL SPRINGS, L.P.

By: 222 CS, L.P., General Partner

Steven D. Ezell
By: Steven D. Ezell, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Sean M. Anderson, Notary Public of said County and State, STEVEN D. EZELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of 222 CS, L.P., the general partner of Cool Springs, L.P., the within named bargainor, a limited partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand, at office, this 12th day of February, 1993.

Sean M. Anderson
Notary Public

My commission expires: Nov. 20, 1996

JOHN H. NOEL, III

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Sean M. Anderson, Notary Public of said County and State, JOHN H. NOEL, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 1993.

Sean M. Anderson
Notary Public

My commission expires: Nov 20, 1996

Karen D. Noel
KAREN D. NOEL

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Sean M. Anderson, Notary Public of said County and State, KAREN D. NOEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 1993.

Sean M. Anderson
Notary Public

My commission expires: Nov 20, 1996

State of Tennessee, County of WILLIAMSON
Received for record the 24 day of
FEBRUARY 1993 at 8:41 AM. (RECH 42834)
Recorded in official records
Book 1051 Page 974- 977
Notebook 50 Page 428
State Tax \$.00 Clerks Fee \$.00,
Recording \$ 16.00, Total \$ 16.00,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING

MAY 25 1992

Exhibit O



October 16, 1992

Mrs. Linda Lynch
Mrs. Ann Dunn
City of Brentwood
P. O. Box 788
Brentwood, TN 37024-0788

COOL SPRINGS FARM HOUSE AND BARN

The Heritage Foundation appreciates the time you have invested in familiarizing our Board with your plans and vision pursuant to the Cool Springs Farm House.

As you know, it is always the first choice of preservationists to keep a historic home such as Cool Springs in its original site and setting. This home is protected from demolition by a deed restriction placed on the property by John and Karen Noel, former owners of the property.

Even though the house will not be demolished, the Heritage Foundation committee appointed to this project feel there is not adequate commitment by the present owners or adequate zoning to ensure the house will be left in good circumstances at its present location. It is a very hard decision to make regarding the best case scenario for the house. At present, the offer by Brentwood to restore the house is a "bird in hand". The house left at its present location still leaves hope the house could be preserved in it's original historic setting. There would be much value to this since the whole mall area is named after Cool Springs. Also, with the move of the house, the land will be available to be scrapped for development. Not only will the house be lost but also the treed setting. There is absolutely no protection for the historic log barn as it is not deed restricted.

MAY 25 1993

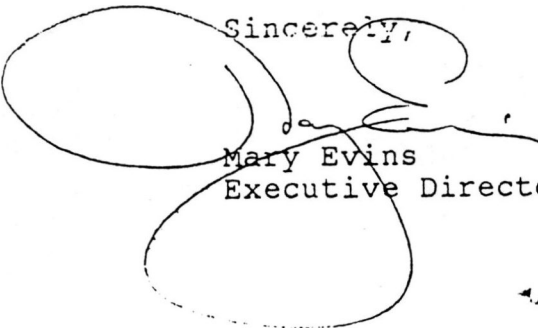
Mrs. Linda Lynch
Mrs. Ann Dunn
Page 2
October 15, 1992

Should Brentwood secure approval and want to relocate the home, the Heritage Foundation recommends the following:

- (1) A preservation architect should be hired for the project. Herbert Harper, State Historic Preservation Officer, could approve and/or recommended architects to you.
- (2) The project should be done in compliance with the Department of Interior Guidelines for Restoration and Rehabilitation.
- (3) The barn should be moved with the house as part of the project.

Again, thank you for the opportunity to explore the move of the Cool Springs house with you. We cannot actively advocate moving a historic property that is not scheduled for demolition. In any case, the Noel's have the final right to approve or disapprove the move. The Heritage Foundation appreciates the interest the City of Brentwood and the Brentwood Historic Commission have in historic preservation.

Sincerely,



Mary Evins
Executive Director

ME/bsh

25 1980

HISTORIC BRENTWOOD TRUST BY-LAWS

ARTICLE I - NAME

This organization shall be known as Historic Brentwood Trust of Brentwood, Tennessee hereinafter called "Trust".

ARTICLE II - PRINCIPAL OFFICE

The principal office of the Trust shall be located in the Municipal Center in Brentwood, Tennessee.

ARTICLE III - PURPOSE

The purpose of the Trust shall be to encourage the recognition of Historically significant locations and structures and to encourage the preservation of such sites.

ARTICLE IV - DIRECTORS

- Section 1. The Brentwood Historic Commission shall serve as the Trust's Board of Directors.
- Section 2. The Historic Commissioners (directors) are selected by the Brentwood Board of Commissioners.
- Section 3. There shall be nine directors. Each director's term shall coincide with his or her term on the Brentwood Historic Commission.

ARTICLE V - OFFICERS

- Section 1. President: The President shall direct the general management of the affairs of the Trust and see that all orders and resolutions of the Board of Directors are carried into effect. He shall be ex officio member of all committees. Further, he shall have all the powers and duties of supervision and management usually vested in the president of an organization, including the duty to preside at all meetings. The President will be an ex officio member of the Historic Commission, will attend all board meetings and make periodic reports to the Historic Commission.
- Section 2. President Elect: The President Elect shall perform the duties and exercise the powers of the President during the absence or disability of the President or upon the request of the President.

- Section 3. Secretary: The Secretary shall keep minutes of meetings and proceedings of the Trust. The Secretary shall give notice of meetings and perform such other duties as are from time to time delegated to the Secretary.
- Section 4. Treasurer: The Treasurer shall keep accurate records of all receipts and disbursements for the general membership's information. These records shall be kept at the City of Brentwood's Finance Department under the direction of the Finance Department and the City Manager.
- Section 5. The aforementioned officers shall be nominated by the nominating committee and the slate of nominees shall be presented to the membership for ratification at the annual meeting of the Trust. Members of the Trust in good standing who are present at the annual meeting may nominate other members in good standing for any office other than President, provided that the person nominated has been previously contacted and has agreed to serve if elected.
- Section 6. The Secretary and the Treasurer may serve for up to three (3) consecutive one-year terms. The terms of the President and President Elect shall be limited to one year each.

ARTICLE VI - COMMITTEES

The Board of Directors may establish such committees as it sees fit. The Chair and membership of each committee shall be named by the President, their terms to be concurrent with that of the President who appointed them. Chairs and members shall serve until their successors are appointed. They may be reappointed by incoming Presidents for unlimited terms.

ARTICLE VII - MEMBERSHIP

Membership shall be open to all persons interested in the objectives of the Trust. A membership dues structure shall be established by the Board of Directors. All members shall have voting rights, and each member shall be entitled to one vote on each matter submitted to the membership for a vote.

ARTICLE VIII - MEETINGS

An annual meeting shall be held each year at a time designated by the Executive Council. Other general meetings of the membership may be held as determined by the Executive Council.

ARTICLE IX - AMENDMENTS

Proposed amendments to these by-laws shall be passed only by a majority vote of the total membership or two-thirds (2/3) of the membership present, whichever is less.

ORGANIZATION OF THE TRUST

- A. Membership in the Trust shall be open to any person who pays the annual dues
- B. Officers who shall be elected for one year terms by vote of a majority of the members attending the Annual Meeting. The officers shall be:
 - 1) President
 - 2) President-Elect (who shall become President for the next year)
 - 3) Secretary
 - 4) Treasurer
- C. Standing Committees shall be:
 - 1) Acquisition
 - 2) curatorial
 - 3) Garden and Grounds
 - 4) Volunteers
 - 5) Fund Raising
 - 6) Nominating (this committee shall be composed of the members of the Brentwood Historic Commission)
 - 7) Research and Archives
 - 8) Activities
 - 9) Publications (to be chaired by Secretary)
- D. Other Committees, permanent or ad hoc shall be established by the Executive Council as needed
- E. Executive Council consisting of the officers, the committee chairs, the most recent past president, and the Chairman (or designated representative) of BHC

COMMITTEE TASKS

ACQUISITION: This committee will be charged with acquiring by gift or purchase (if funds are available) furnishings, art, implements, documents, and there appropriate items for use or display in the historic structures and the historic area in general.

CURATORIAL: This committee willll be charged with care, restoration, and maintenance of the items in the Trust's collection. The committee will also be responsible for research into the history of the items and for research to determine authenticity of the items. The committee will be responsible for arranging exhibits of items from the collection or loaned items. The committee shall maintain a register of all items in the Trust's collection.

GARDEN AND GROUNDS: This committee will be in charge of historically accurate planting, herb garden, kitchen garden and other appropriate landscape features. The committee will plant and maintain these plantings.

VOLUNTEERS: This committee will recruit and organize volunteers to work at the various tasks of the Trust and the Brentwood Historic Commission. It will be necessary for this committee to be in close touch with BHC. The committee shall also develop a group of volunteers who will act as a speakers bureau.

FUND RAISING: This committee will be in charge of fund raising for all facets of the Trust's work. This may include assisting in the preparation of grants through the City of Brentwood, soliciting gifts of cash or securities from individuals for specific purposes or for general use, preparing applications for grants from private foundations, and any other fund raising methods that may be possible.

RESEARCH AND ARCHIVES: This committee will recruit volunteers to do research on the history of the Brentwood area and establish and maintain an archive in which to properly conserve documents and other items that may be obtained through its research activities or by other gifts.

ACTIVITIES: This committee will devise group activities for the enjoyment of Trust members. Group trips or activities that can be done at discount prices as a group are one example of what might be done.

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

6/15/93

TIME OF CALL

1:30 PM

AM
PM

1. CALL ☐ TO: ☒ FROM (Name)

Claudette Stager

2. ADDRESS (Tel. No. if needed)

JM SHPO

3. SUBJECT, PROJECT NO., ETC.

Cool Springs Farm

4. DETAILS OF DISCUSSION

She called to say that she had mentioned our concerns about moving only the small log portion of the barn to the new location to Herbert Harper. He checked w/ someone & said they would definitely not move the frame portions of the barn - it was "just a big old tobacco barn" & was too big to fit on the lot they have.

NAME OF PERSON PLACING/RECEIVING CALL

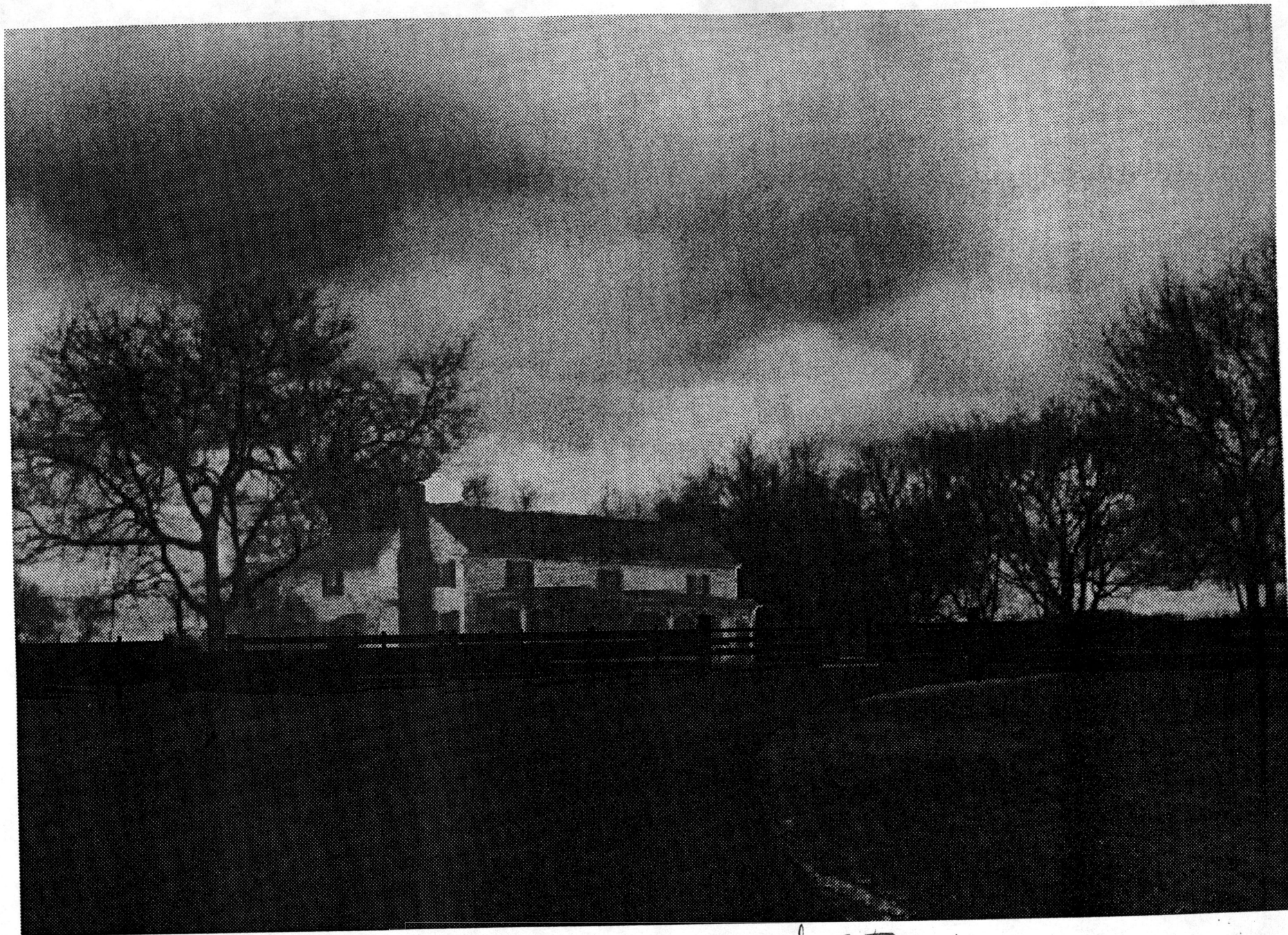
Harper

TITLE

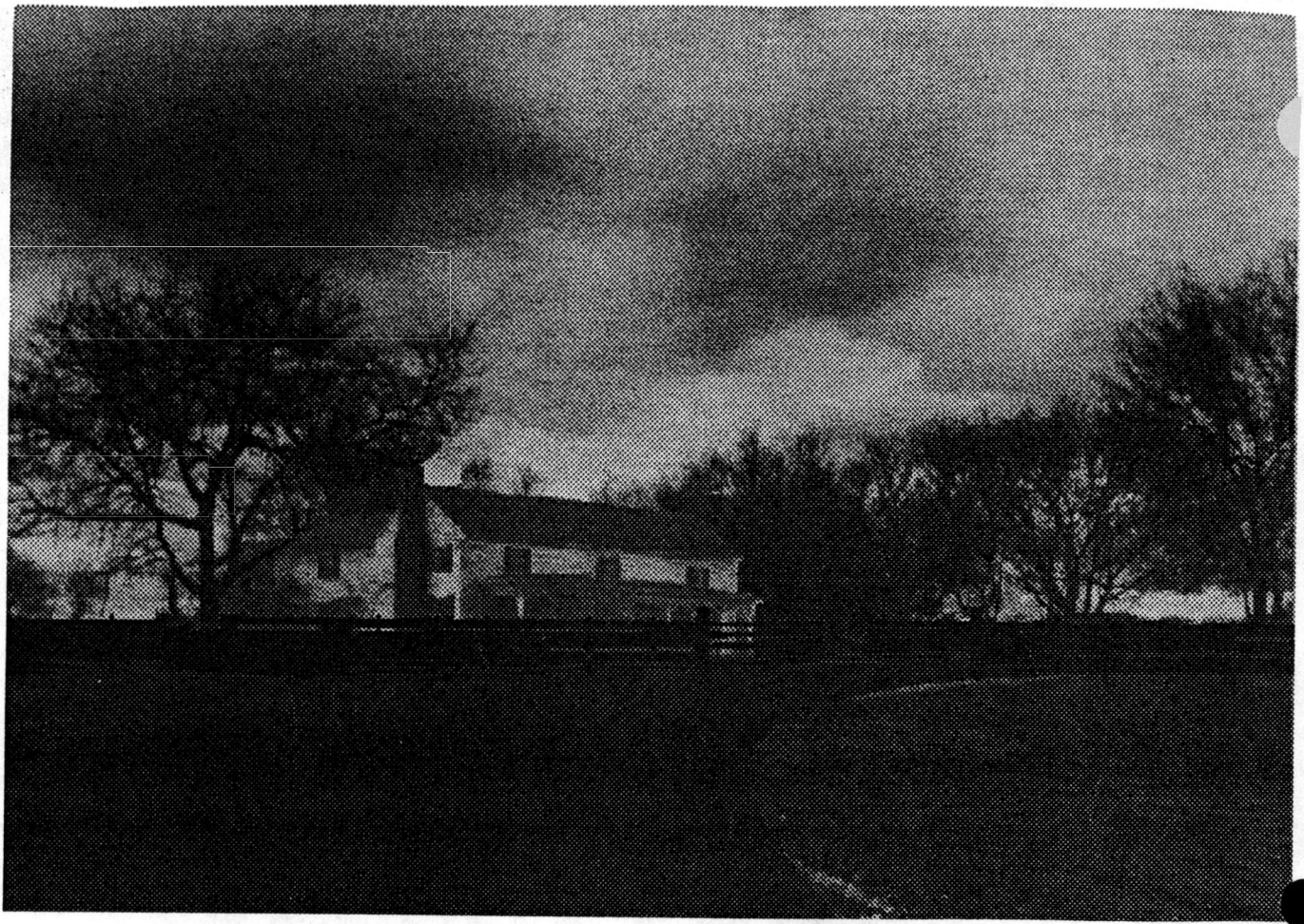
Historian

OFFICE

NR



Computer model of House at proposed site



COMPUTER MODEL OF COOL SPRINGS FARM
AFTER RELOCATION TO CROCKETT PARK

COMPOSITE OF: COOL SPRINGS FARMHOUSE - PHOTO #7
PROPOSED CROCKETT PARK SITE - PHOTO #8
PROPOSED SITE PLAN



AERIAL VIEW OF CROCKETT PARK

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

6/15/93

TIME OF CALL

1:30 PM

AM
PM

1. CALL ☐ TO: ☒ FROM (Name)

Claudette Stager

2. ADDRESS (Tel. No. if needed)

JM SHPO

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Cool Springs Farm

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NAME OF PERSON PLACING/RECEIVING CALL

Harper

TITLE

Historian

OFFICE

NR

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

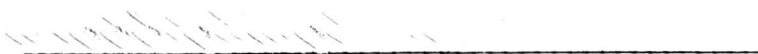
Section number _____ Page _____

? Cool Springs Farm

Williamson County, TENNESSEE

PROPOSED MOVE APPROVAL

83004314





TENNESSEE HISTORIC
701 BROADWAY
DEPARTMENT OF ENVIRONMENTAL
NASHVILLE, TENNESSEE 37203

TO GO ON
PENDING
LIST

RECEIVED

MAY 25 1993

NATIONAL
REGISTER

May 18, 1993

Ms. Carol D. Shull
Chief of Registration
National Register Branch
National Park Service
Post Office Box 37127
Washington, D. C. 20013-7127

PROPOSED
MOVE

83004314 Williamson
Co.

Dear Ms. Shull:

Enclosed please find information on Cool Springs Farm (NR 11/10/83). The property will be moved and the owners would like to keep the property listed in the National Register. The State Review Board approved the move at the May 5, 1993 meeting.

If you need additional information, please contact me.

Sincerely,

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

HLH:vrn

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: PROPOSED MOVE

PROPERTY Cool Springs Farm
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TENNESSEE, Williamson

DATE RECEIVED: 5/25/93 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/09/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 83004314

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: Y SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☐ ACCEPT ☒ RETURN ☐ REJECT 7/9/93 DATE

ABSTRACT/SUMMARY COMMENTS:

See attached comments

RECOM./CRITERIA Return
REVIEWER Harper
DISCIPLINE Historian
DATE 7/9/93

DOCUMENTATION see attached comments (Y)/N see attached SLR Y/N

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

MARILYN HARPER Phone 202 343 9546

Signed _____

Date _____

**Cool Springs Farm
Williamson County, TENNESSEE
(Proposed Move)**

Reviewer's Comments

We have been asked to approve the move of most of the buildings listed in the National Register in 1983 as part of Cool Springs Farm (the house, three outbuildings, and a portion of the barn). The relocation appears to be necessary to preserve the resources and has apparently been carefully planned to preserve as much as possible of the original setting. We need to have more information on the barn and on the proposed location before the move can be approved, however.

The original nomination of the Cool Springs property documented the significance of the barn to the property, although it did not indicate a date for the addition. According to the relocation plan, only the log and stone portion of the barn is to be reconstructed on the new site. The Cool Springs Farm existing condition map (Exhibit F) shows the log and stone portion to be only a fraction of the barn included in the original nomination. It appears that any restoration of the log portion will have to be partially conjectural. In addition, we generally oppose removal of additions which have achieved their own significance over time, as appears to be the case here. It seems likely that the existing barn with its additions is more characteristic of a "typical Tennessee farmstead" than a conjectural restoration of an earlier structure would be. When were the later additions to the barn constructed? How was the decision made not to reconstruct the whole barn? What information is being used as the basis for rebuilding the log and stone barn at the new site? Unless these issues are clarified, the barn will have to be considered a non-contributing element to the property.

The other question deals with the "Historic Preservation area." Exhibit G, the proposed Crockett Park Historic Preservation Area, identifies a log house across the road from the planned location of the Cool Springs Farm complex. Continuation sheet 3 states that other buildings may be, or have been, relocated to the historic preservation area. Buildings moved to artificially assembled groupings are, as you know, not generally eligible for listing in the National Register because they have lost the integrity of location, setting, feeling, and association which is often central to their significance. Moving buildings to artificial assemblages preserves only the physical fabric of structures. These collections convey a false sense of history and historical development by severing the original relationship of the buildings to their settings. Please provide more information on what other buildings are located on the Crockett Park site and what plans are for the further development of the Historic Preservation area.

Marilyn M. Harper
National Register of Historic Places
July 13, 1993

SEP 29 1993

H32(413)

Mr. J.W. Luna, SHPO
Commissioner, Department of
Environment and Conservation
401 Church Street, L&C Tower 21st Floor
Nashville, Tennessee 37243-00435

Dear Mr. Luna:

We have carefully reviewed the material sent to us on August 13, 1993, resubmitting your request that we approve a move of the Cool Springs farm complex to Crockett Park, in Brentwood, Williamson County, Tennessee. This material was initially submitted to us in May of this year. In July we returned the documentation, requesting additional information on the relocation plans for the barn and on plans for the site to which the complex was to be moved.

We have concluded that the house and outbuildings will not be eligible for the National Register on the site to which they are to be moved. There were a number of factors which entered into our decision, but the critical issue was the nature of the proposed site. The photographs submitted with the documentation show the site as a small lot within an intensely developed, active recreational park. If the Cool Springs buildings are relocated as planned, it appears that all sense of the rural character of the property will be lost.

The original nomination for the Cool Springs Farm, approved on November 10, 1983, stressed the importance of the relationship between Cool Springs Farm and the land on which it was located. The house and most of the outbuildings were placed on a rise, to assist in drainage and to permit an unobstructed view of the surrounding area. The proximity of the farmstead to Spencer's Creek testified to the need for an adequate water supply in newly settled areas. These significant associations will be lost if the buildings are moved, and it appears that there will also be other changes. The house, which is set well back from the road on its original site, will apparently be placed close to a bike path and the main access road leading to the park. The whole complex is being reoriented; the house originally faced north, in its new location it will face to the south. The barn, which was located at a considerable distance from the original house, will be moved onto the same relatively small three acre lot as the rest of the buildings.

These problems, taken together, would create serious questions about whether the Cool Spring Farm complex could continue to convey its significance in its proposed new location. Reviewing the photographs submitted with the proposal, and correlating them with the site maps included have convinced us that the integrity of the complex as a rural property will be almost entirely lost if the move is carried out as planned. The three-acre lot to

which the building is to be moved is partially wooded, but it does not appear that any of the existing trees will be able to help isolate the house visually from the road and bike path. The views to the south and southeast show the modern Holy Family Church. To the southwest, the new school and the active construction site impinge very closely on the proposed Cool Springs Farm location. The ball diamonds, with their modern service building and high-intensity lights, create a highly incompatible setting for a farm complex originally surrounded by agricultural fields. The view from the site to the north is of a large, asphalt parking lot. The wooded hills across the lot probably preserve more of the original sense of the property than any other aspect of the surrounding area, but it is not clear whether this open land could be developed at some point in the future. Finally, clearly visible to the northeast is a log house which has no association with the Cool Springs Farm at all.

For National Register purposes, there are seven elements which must be assessed in determining whether a property has retained its ability to convey its significance: location, design, setting, materials, workmanship, feeling and association. Cool Springs Farm, if moved as planned, will have lost its integrity of location, setting, feeling, and association. For these reasons, we cannot approve the proposed move.

We regret that we have had to reach this conclusion. If you have any questions, or need any further information, please call Marilyn Harper (202-343-9546).

Sincerely,


Carol D. Shull
Chief of Registration
National Register of Historic Places
Interagency Resources Division

Enclosure

cc: Congressman Bart Gordon
103 Cannon House Office Building
House of Representatives
Washington, DC 20515
Attn: John Hoel

bcc: 001-Reading File
400-Reading File
400-Bowers
413-BASIC FILE RETAINED IN 413

FNP:Mহারপার:DMB:092893:343-9536:a:COOLSPRN.MOV FILE (NOMINATIONS DISK)



TENNESSEE HISTORICAL COMMISSION
701 BROADWAY
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
NASHVILLE, TENNESSEE 37243-0442

August 13, 1993

RECEIVED
AUG 13 1993

NATIONAL
REGISTER

Carol Shull
National Park Service
U.S. Department of the Interior
800 North Capitol
Post Office Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

Enclosed please find the re-submission for the Cool Springs Farm move. The original material, more photographs and slides, and a letter from the City of Brentwood are enclosed.

We would appreciate it if you could review this information quickly. The City is planning to move the house next week.

Please contact me if you have any questions.

Sincerely,

Herbert L. Harper / PH
Herbert L. Harper
Deputy State Historic
Preservation Officer

HLH:cs
Enclosures



HISTORIC BRENTWOOD

August 3, 1993

RECEIVED

AUG 05 1993

**BRENTWOOD HISTORIC
COMMISSION**

Vance Little
Chairman

Laura Allen
Jade Boruff
Wendell Edison
Loretta Morgan
Ellen Reisinger
Diane Sylvis

Anne Dunn
City Commissioner

Joyce Keistler
Planning Commission

Linda Lynch
Community Relations
Director

**BRENTWOOD HISTORIC
TRUST**

Raymond White
President

Laura Allen
President Elect

Linda Hirsch
Treasurer

Brittan Morel
Secretary

Ms. Claudette Stager
Tennessee Historical Commission
701 Broadway
Nashville, Tennessee 37243-0442

TENN. HISTORICAL COMMISSION

Re: Brentwood Historic Commission
Relocation of Cool Springs House

Dear Ms. Stager:

Thank you for passing along the questions and concerns of Marilyn M. Harper in respect to the relocation of the Cool Springs Farm House to the Crockett Park in Brentwood, Tennessee.

I do not understand her concern that a restoration of the log and stone barn would be "partially conjectural." That barn is perfectly intact, and its original state is quite apparent. It has been enclosed by a shed type "pole barn," and a large hay and tobacco barn was attached to the shed on the north side. The shed and hay barn are Twentieth Century vintage, possibly built in the 1930's or 1940's.

We had Vic Hood, a local contractor who specializes in historic restoration, to look at the barn. He dated the log portion as "early 1800's," with the addition being Twentieth Century. It was his opinion that it would be impossible to move the addition because of its insubstantial construction. He said that it was good only for "salvage lumber."

The log and stone barn is indeed an architectural gem. It is obscured by the dilapidated and rag-tag shed. It is our opinion that the addition has no independent historic significance and has taken away more than it has added through the years.

Our aim is not to create a "typical Tennessee farmstead" so much as it is to show the evolution of one. The log barn is an integral part of that evolution.

As shown by Exhibit G, the log house, which is now being assembled in the park, is not a part of the Cool Springs Farm House complex. It is across the road from and completely separate from the "historic area" on which the Cool Springs House and outbuildings will be located. The road is the main road

"BRENTWOOD . . . WHERE QUALITY OF LIFE IS A HISTORIC TRADITION"

August 3, 1993
Ms. Stager
Page 2

into the park, and is thus a major thoroughfare. It is located in a part of the park that is known as the "Wild Flower Meadow."

There are no plans for creating a complex of historic buildings in the park. Acquisition of the log house was quite by chance and fortuitous. It had been a part of a much larger log house assembled in the 1930's, using logs from several houses. Some of the logs used came from houses of historic significance to Brentwood. Others did not.

It became the home of country music artist Larry Gatlin. When he contracted to appear on Broadway, he sold his Brentwood residence and moved to New York. It was his desire to leave a legacy to Brentwood. He did so by paying for the central part of his house being moved to and reassembled in the city park. The city was not overwhelmed at the prospects of having another historic house in the park, but felt constrained not to refuse the benevolence of one who had been one of our more glamorous residents.

Short range plans are that the log house will be "weathered in," but left largely incomplete (without utilities) so that children and other interested parties can see how the house was constructed. Long range plans are that it will be a museum, housing relics and artifacts relative to the history of Brentwood. It may be a theme museum, possibly American Indians or country music. That decision will be made at some future time, possibly a long time in the future.

The historic preservation area itself will contain nothing but the Cool Springs House and its outbuildings. There are no plans for any other buildings to be there. It will be used on a daily basis by the City of Brentwood and its residents for receptions, parties, special events and special activities.

The Brentwood Historic Commission has received a mandate from the City to plan an ongoing program of historical activities to be carried on in the historic preservation area for the education, enjoyment and enlightenment of Brentwood residents, both old and young. This program will receive priority over other activities to be carried on there.

If you should need further information, please let me know.

Sincerely,



T. Vance Little

TVL/ja

United States Department of the Interior
National Park Service

AUG 13 1993

RECEIVED

National Register of Historic Places Continuation Sheet

MAY 25 1993

NATIONAL
REGISTERSection number N/A Page 1Cool Springs Farm
Williamson County, TN

THE COOL SPRINGS FARM HOUSE

This petition is to notify you of the proposed relocation of the Cool Springs House and dependencies, from its location on Mallory Road in Franklin, Tennessee, to Crockett Park, on Crockett Road in Brentwood, Tennessee, and to request that its status on the National Register of Historic Places be maintained during and after the move. We will endeavor to show that the integrity of the group of buildings will not be compromised by the move and that the move will insure the preservation of the house and its outbuildings.

Background

The Cool Springs House was nominated for the National Register by the owners Mr. and Mrs. John H. Noel, III, in 1983. A copy of the nomination is enclosed as Exhibit A.

The log core of the Cool Springs House was originally constructed in the early 1800's by the Barfields and Carothers, both pioneering Williamson County families. There were later additions and alterations. See a short history of the house, which is enclosed as Exhibit B.

The log barn on a stone foundation is significant in its own right. See short history of the barn, which is attached as Exhibit C.

In 1985, the Cool Springs House along with 65.46 surrounding acres were sold to Park 65 Venture. In the deed of conveyance, a restrictive covenant was included forbidding the demolition or removal of the house and requiring that the house be preserved in its condition at the time of the conveyance unless the restrictions were waived. A copy of the deed of conveyance is enclosed as Exhibit D.

Impending Development of the Property

The Cool Springs Property is located adjacent to the recently opened Cool Springs Galleria Mall, one of the largest shopping malls in the Southeast. It is slated to be developed into satellite business and industrial sites. A site plan is enclosed as Exhibit E.

United States Department of the Interior
National Park Service

MAY 25 1993

National Register of Historic Places Continuation Sheet

Section number N/A Page 2Cool Springs Farm
Williamson County, TN

The development of the property has been beset with financial difficulties and adversities from the beginning. Through subsequent conveyances, the property is now owned by Cool Springs, L. P., a limited partnership, which is in the business of selling the property for commercial development.

You will note that the restrictive covenant does not include the preservation of the outbuildings, nor does it specify an amount of land to be left with the house. As a matter of fact, the present site plan calls for a street to be built running through the highly significant log barn. Unless moved, its destruction is certain.

Given the impending commercial development, the future integrity of the Cool Springs House and its dependencies is uncertain and precarious at best.

The Development of Crockett Park

In 1990, the City of Brentwood acquired a 165 acre farm on Crockett Road, some three miles distant from the Cool Springs House, for the purpose of developing a city park. The property was originally a land grant to the Crockett family, one of Brentwood's earliest and most prominent families. On it at one time stood a fine and historic home, which unfortunately was bulldozed by the then owner of the property.

In commemoration of and in appreciation for the history and heritage of Brentwood in general and the Crockett family in particular, the Citizens' Committee appointed to develop plans for the park voted unanimous to name the park "Crockett Park" and to include in the plans a four acre "historic area."

Plans for the historic area call for re-creating a typical "Tennessee farmstead," showing it's evolution from pioneer days to present. The focal point of the area was conceived to be a replica of a "manor house" and outbuildings or the moving of an existing such house and outbuildings to the site. The purpose of the historic area is the education, pleasure and edification of Brentwood residents and visitors, both young and old, particularly school children.

The Appropriateness of the Move

The Cool Springs House because of its uncertain future became a likely candidate for removal to Crockett Park. It was a natural. It was in the same area. The builders

United States Department of the Interior
National Park Service

MAY 25 1993

National Register of Historic Places
Continuation SheetSection number N/A Page 3Cool Springs Farm
Williamson County, TN

of Cool Springs House and the Crocketts came from identical backgrounds. Both families came from North Carolina and received land grants for services in the Revolutionary War. They all came in the late 1700's. They were all related by blood and marriages. As a matter of fact, Dr. Blake Carothers, who had the longest tenure in the Cool Springs House and made the largest addition, married Martha Jane Crockett, whose family owned the property on which the park is being developed.

A plot of site as it appears today entitled "Cool Springs Farm Existing Conditions" is from field survey, a copy of which is attached as Exhibit F. The house now faces north. At the new location, the relative orientation of all buildings will be the same, but the house will face south to give it the same site character (approaching from the front and looking up on a rise) as before. A copy of the proposed site is enclosed as Exhibit G.

The house and all of dependencies noted on the 1983 nomination will be moved. The original nomination included the House, Office, Garage, Granary and Smoke House. The Garage has burned and the Granary and Smoke House are connected by a shed, hence, the house, Barn and three outbuildings will be moved. The outhouse and chicken house, not a part of the original nomination (and in disrepair), will not be moved. All of the log and stone original barn will be moved. The later and larger additions and sheds will not be reconstructed.

The original nomination of 11 acres included .86 acres within the yard fence. The new site maintains this compact relationship with the barn somewhat distant from the house, but within a three-acre site. Additional area within Crockett Park has been designated a Historic Preservation area. Any buildings located within this area may borrow views of the Cool Springs Farm relocation site, but are not intended to be considered a grouping. The intent is to re-locate Cool Springs Farm as intact as practicable. Any other relocated structures would function separately from the Cool Springs site.

The fence rows and pebble driveway will be duplicated. The flagstone walkway will be moved and placed at the new site. The landscaping will be duplicated as nearly as possible over a period of years. The gardener who designed and planned the landscaping at Cool Springs Farm is Maureen Sweeney, the wife of the Mayor of Brentwood. She has offered to oversee the duplication of the plantings.

United States Department of the Interior
National Park Service

MAY 25 1993

National Register of Historic Places Continuation Sheet

Section number N/A Page 4Cool Springs Farm
Williamson County, TN

The Removal Process

The entire house will be moved, complete with porches and chimneys. A copy of the agreement between the City of Brentwood and W. P. Camp & Sons is enclosed as Exhibit H. Details of the move are contained therein. The route that will be taken to move the house is enclosed as Exhibit I.

Specifications for the foundation call for eight inch CMU faced with limestone. A copy of a memorandum to that effect from Jim Doherty, Codes Enforcement Supervisor for the City of Brentwood, is enclosed as Exhibit J.

The chimneys will be disassembled brick by brick and reassembled at the new site. A contract with Hickman & Taylor concerning foundation, stone work and re-bricking of chimneys is enclosed as Exhibit K.

Black and white photographs of the proposed site at Crockett Park is enclosed as Exhibit L.

The proposed site does not possess historic or archaeological significance that would be adversely affected by the intrusion of the property. A statement to that effect from State Archaeologist Nick Fielder is enclosed as Exhibit M.

The Future of the Re-Located Cool Springs House

The preference of everyone connected with this project, especially the Noels, who are themselves sophisticated preservationists, is and has been against moving the Cool Springs House or any other historic structure from its original location. The Noels concluded that the long-term prospects for the preservation of the house as an historic landmark weighed heavily in favor of its being re-located to Crockett Park. They, consequently, agreed to waive their restrictive covenant. A copy of their waiver and contract is enclosed as Exhibit N.

After lengthy consultation, the Heritage Foundation of Franklin and Williamson County, which is well known for its high standards of preservation also agreed that moving the house would be appropriate and proper. A copy of their letter is enclosed as Exhibit O.

United States Department of the Interior
National Park Service

25 938

**National Register of Historic Places
Continuation Sheet**

Section number N/A Page 5

Cool Springs Farm
Williamson County, TN

The City of Brentwood is committed to the long-term preservation of the Cool Springs House and its outbuildings. It will be treated to routine maintenance and upkeep, the same as any other city-owned property.

The house will be furnished with period furniture and will be used by the City and residents of the city for meetings, receptions, conventions, and educational and recreational events. The outbuildings will be used to create a museum setting for every day domestic activities on a typical Tennessee farmstead in former days. It is anticipated that the complex when completed will be a major tourist attraction.

The outfitting and furnishing of the house and outbuildings and the scheduling and staging of activities will be the business of the newly organized Brentwood Historic Trust, a broad based organization, formed largely for the purpose of administering the historic area of Crockett Park (Exhibit P). Trust President Raymond White, a well-known preservationist, has detailed the committees that are being formed to oversee the furnishing and long-term care and maintenance of the house. It is enclosed as Exhibit #Q.

In order to help you visualize better the Cool Springs site as it presently exists and how it will look after its relocation to Crockett Park, there is attached hereto under separate cover the following plot plans in duplicate:

1. Existing Conditions at Original Location
2. Proposed Site Plan
3. Grading and Utility Plan
4. Layout Plan

There is also included (as Exhibit R) a set of 35 mm slides of the buildings at the Cool Springs site as they appear today.

If you should need any additional information, please let us know.

25 1993

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number photos Page 6

Cool Springs Farm, Williamson County, TN

Cool Springs Farm
Jordan Road
Franklin, Williamson County, TN
Photo by: Gresham, Smith, and Partners
Date: April 1993
Neg: Gresham, Smith, and Partners
Nashville, Tennessee

North facade, facing south.
#1 of 12

South and east elevations, facing northwest.
#2 of 12

Granary and smokehouse, facing east.
#3 of 12

Chicken coop and office, facing, northwest.
#4 of 12

North facade and east elevation, facing southwest. See
comparative view of proposed siting in Crockett Park in
photo #6.
#5 of 12

Crockett Park site.
#6 of 12

North facade and east elevation, facing southwest. See
comparative view of proposed siting in Crockett Park in
photo #8.
#7 of 12

Crockett Park site.
#8 of 12

North facade, facing south. See comparative view of
proposed siting in Crockett Park in photo #9.
#9 of 12

Crockett Park site.
#10 of 12

Crockett Park from southeast.
#11 of 12

Crockett Park from southwest.
#12 of 12

United States Department of the Interior
National Park Service

AUG 13 1993 For NPS use only

National Register of Historic Places
Inventory—Nomination Formreceived OCT 14 1993
date enteredSee Instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Mallory Valley Farm

and/or common Cool Springs Farm (preferred)

2. Location

street & number Jordan Rd., (1.1 miles south of Moore's Lane) N/A not for publication

city, town Franklin N/A vicinity of

state Tennessee code 047 county Williamson code 187

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture
☒ building(s)	☒ private	☐ unoccupied	☐ commercial
☐ structure	☐ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	N/A in process	☒ yes: restricted	☐ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☐ museum
			☐ park
			☒ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name Mr. and Mrs. John Hopkins Noel, III

street & number Cool Springs Farm, Jordan Rd.

city, town Franklin N/A vicinity of state Tennessee 37064

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds Office

street & number Williamson County Courthouse

city, town Franklin state Tennessee 37064

6. Representation in Existing Surveys

title Tennessee Historical
Commission Inventoryhas this property been determined eligible? ☐ yes ☒ nodate October 31, 1974 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Tennessee Historical Commission, Department of Conservation

city, town Nashville state Tennessee

7. Description

Condition		Check one	Check one
☒ excellent	☐ deteriorated	☐ unaltered	☒ original site
☐ good	☐ ruins	☒ altered	☐ moved
☐ fair	☐ unexposed		date _____

Describe the present and original (if known) physical appearance

The Cool Springs Farm House is a well-preserved example of the evolution of Tennessee Vernacular architecture featuring log cabin, Greek Revival and Victorian styles. The two-story, ell-shaped house features a gable roof, two exterior end brick chimneys with plain caps and stretcher bond, boxed cornice, weatherboard siding dating to 1856, cornerboards, and a log and stone foundation. Situated on 86 acres of farmland, the house, along with a log and stone barn and four outbuildings, represents rural life that is presently being threatened by urban sprawl and industrial development.

The three-bay facade of the house faces north and is highlighted by a one-story porch running the length of the facade. The porch is defined by a flat roof, attenuated porch pillars, paired scroll brackets above each pillar, round arches featuring a single pendant and scroll brackets, and a turned balustrade. The arches and some of the scroll brackets have been reconstructed to match the Victorian porch built onto the house in the late nineteenth century. The central bay of the facade features double French doors capped by a two-light transom, corner lights and pediment, all of which are original to the 1856 addition. Engaged pilasters separate the doors from the sidelights which are not original. At either end of the facade is a set of shuttered French doors capped by a pediment, also original to the 1856 addition. The second floor of the facade elevation features two shuttered 4/4 sash windows original to the log core, ca. 1830, and one shuttered 6/6 sash window original to the 1856 addition.

The west elevation is one-room deep with an exterior end chimney and one 4/4 sash window on the ground level. A one-story, shed roof addition enclosing the rear porch and a one-room addition at the southwest corner of the original log structure define the rear elevation. The first floor addition and enclosure feature six 6/6 sash windows and one 2/2 window. The second story of the rear elevation is defined by two shuttered 4/4 windows like those on the facade and two 6/6 shuttered windows in the 1856 addition. The south elevation of the 1856 addition is defined by two 6/6 sash windows on the first floor and interior brick chimney of stretcher bond.

The east elevation features an enclosed shed-roof porch distinguished by latticework, six 6/6 windows, an eight-light door with a shed roof supported by semi-arches resting on scroll brackets, and an exterior end brick chimney.

The interior of the house reflects the construction and floor plan of the original log core, ca. 1830. The entrance hall and first floor bedroom (northwest elevation) feature the original blue poplar flooring and poplar logs 8" to 12" deep and 18' to 31' long. The first-floor bedroom features a fireplace with rectangular opening and brick surround, a plain frieze, mantel shelf, and unfluted pilasters. A two-panel wood door capped by corner blocks connects the room with the entrance hall and a like door without corner blocks connects the room to the one-room addition at the southwest corner of the house. The original beaded window surrounds and exposed beaded log beams in the ceiling are also extant.

The second floor of the log core is similar in construction except there is no wall or door between the hall and bedroom. The fireplace in the west elevation features a rectangular opening with brick surround, mantel shelf, frieze with multiple fascias, and shouldered architrave. The stairway connecting the two floors of the log core retains the original steps but has reconstructed picket balusters. The logs on this floor measure 18' and 31' in length.

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Continuation sheet

Cool Springs Farm

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In 1856 a two-story addition three rooms deep enlarged the house and contributed to the ell-shape of the house. The three rooms downstairs function as a living room, dining room, and kitchen while the three upstairs rooms are used as two bedrooms and a library. Both the kitchen and library have been extensively remodeled; however, the window surrounds in the library retain the original wood graining. The remaining four rooms do retain the windows, two-panel doors, door surrounds, baseboards, and fireplace mantels defined by engaged pilasters, plain friezes, and mantel shelves; original to the 1856 addition. As with the other fireplace mantels in the house, these mantels are free of any decorative carving or woodwork.

Of major significance to the property is the extant log and stone crib barn located 250 feet north of the house. The rough-hewn logs measure 25' in length and 12" in depth and feature half dovetail notching. These logs rest on stone pillars 7' high. A later addition with connecting breezeway was added to the west elevation of the barn.

Four other outbuildings are to the rear and east of the house. All outbuildings feature metal roofs and weatherboard or board and batten siding with the exception of the smokehouse which is constructed of concrete blocks. The most significant of these four outbuildings is the granary which has a stone and log foundation visible through the steps, log flooring and interior stairway leading to a storage area. The louvered vents and door of the granary are not original.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☒ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates ca. 1830, 1856 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Cool Springs Farm House, ca. 1830 and 1856, and adjoining 11 acres are nominated to the National Register under criteria A and C for its historical and architectural significance. The location and development of the property exemplify the pattern of settlement in virgin territory. The land upon which the house is situated features a slight rise that not only aided in drainage of the property but also enabled the settlers to have a greater view of the surrounding acres. Since an adequate water supply was necessary to survival in virgin territory, it is important to note that Spencer's Creek, so named for Thomas Sharp Spencer, a long hunter and landowner in the area; meanders through the property near the house and barn thus insuring an available water supply for the settlers, their animals and their garden.

Both the Farm House and barn utilized the methods and plan of construction used on the frontier. The early settler had to use those building materials available to him, so it is understandable that the original log house and barn used the stone outcroppings and poplar timber found in the area for the foundations and walls of the buildings. The original two-story log house, ca. 1830, features the hall-and-parlor plan with two rooms downstairs and two rooms upstairs. This floor plan, which was common in seventeenth- and eighteenth-century Virginia, provided that the downstairs hall and room be used for daytime employments such as eating, business, and socializing while the upstairs hall and room functioned as bedchambers. The door-window facade of the Cool Springs Farm House varies from the typical window-door-window facade of most hall-and-parlor plan houses. Also, the door-window facade of the Farm House varies from the door-window facade often used in Tennessee architecture after 1810.

The 1856 addition attests to the increased availability of refined building materials such as weatherboard siding, pilasters, and louvered shutters. The Victorian porch with its scroll brackets, pendants, and turned balustrade also attest to the variety of decorative elements available to rural America in the late nineteenth century.

The history of the land transactions related to the nominated property also reflects the pattern of frontier development. The original owner of the property was Ebenezer Titus, who was granted 640 acres in 1788 as payment for his services in laying the lands allotted to the officers and soldiers of the Continental Army of North Carolina. In 1797 Titus sold the 640 acres to Isaac Batemen for \$1240.00. It can be surmised that Bateman purchased the land for speculation since he sold 120 acres to Stephen Barfield in 1803 for \$1400.00. The land speculator was then replaced by the permanent settler as is evident from Barfield's gift of 203½ acres of land on Spencer's Creek to his sons Lewis and John in 1817. The nominated tract is part of the gift to Lewis Barfield.

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In 1819 Lewis Barfield sold his land on Spencer's Creek to Dr. James Carothers, who, according to deed research, was a major landowner in Williamson County. Dr. Carothers probably developed the land and built the log house since there was a residence on the land when Carothers sold 142 acres and 27 poles of the land to his son, Dr. Robert Blake Carothers, in 1850. R.B. Carothers is mentioned as living on the tract in the deed. In 1888 Mary P. Carothers, widow of R.B. Carothers, deeded 10 acres and her house to William A. Jordan, whose property already adjoined hers on the south, east, and west. William A. Jordan owned the property until 1927 when he gave the present 86 acres and the "residence house" to his daughter, Margaret Jordan Church, in exchange for her taking care of him.

When Margaret and her husband, J.F. Church, deeded the land to J.R. Hooser in 1932, a pattern of land transactions developed over the next ten years due to the crisis farmers faced during the Great Depression. Between 1931 and 1942 the property had five owners, three within one year. The land and house were sold to Dr. Charles S. and Florence Robinson in April 1942 and remained in their possession until Florence Robinson's death in 1974 when it was sold to Mr. and Mrs. John H. Noel, III, the present owners.

Charles S. Robinson, Ph.D. served as Chairman of the Department of Biochemistry at Vanderbilt University from 1931 to 1949. During World War I Dr. Robinson worked at the Rockefeller Institute in New York City researching blood chemistry. Although his personal research concerned the acidity levels of organic and inorganic substances and their rate of absorption in the gastro-intestinal tract, Dr. Robinson's major impact was in establishing a separate Division of Nutrition as a part of the curriculum for the Medical School students. This recognition of the importance of nutrition studies as a separate science by Dr. Robinson and his close collaboration with the Departments of Medicine and Surgery led to Vanderbilt's eventual recognition as an international center for the identification and prevention of dietary deficiency diseases as researched by Drs. John B. Youmans, William J. Darby, Rudolph H. Kampmeier, Karl E. Mason, and William Robinson, all Vanderbilt professors of international repute. As Chairman of the Biochemistry Department, Dr. Robinson recruited young scientists whose research included the uses of radioactive isotopes in medicine, the use of radioactive gold in the treatment of cancer, and the development of nuclear medicine. Both Charles and Florence Robinson were active in the organization and continuing operation of the Williamson County Library.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property Approx. 11

Quadrangle name Franklin, Tennessee

Quadrangle scale 1:24000

UTM References

A 16 516340 3978520
Zone Easting Northing

B 16 516320 3978160
Zone Easting Northing

C 16 51601010 397821010

D

E

F

G

H

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Andrea Lindsey Stewart, Preservation Consultant

organization N/A

date July 27, 1983

street & number 3944 Woodlawn Drive

telephone (615) 297-6714 or 269-3115

city or town Nashville

state Tennessee 37205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy

State Historic Preservation Officer signature

Herbert L. Styer

title Executive Director, Tennessee Historical Commission

date 10/6/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 11/10/83

for [Signature]
Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

**National Register of Historic Places
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Continuation sheet Cool Springs Farm

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MAJOR BIBLIOGRAPHICAL REFERENCES

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North Carolina Land Grants, Book G7, No. 198, page 107. (Microfilm.)

Davidson County Deed Book D, p. 176. (Microfilm.)

Franklin, Tennessee. Williamson County Register of Deeds Office. Deed Books A1, E, F, T, 13, 55, 63, 78, 236.

Interview with William J. Darby, M.D., Ph.D., on July 20, 1983, Nashville, Tennessee.

Interview with Rudolph H. Kampmeier, M.D., on July 14, 1983, Nashville, Tennessee.

Patrick, James. Architecture in Tennessee, 1768-1897. Knoxville: The University of Tennessee Press, 1981.

Nutrition History Notes, No. 8, June 1980. Nashville: Vanderbilt Medical Center Library.

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Continuation sheet Cool Springs Farm Item number 10 Page 2

SITE BOUNDARY DESCRIPTION

These boundary lines, which enclose about 11 acres of farmland on which the Cool Springs Farm House, barn, and four outbuildings are situated, will serve to protect the pastoral setting and buildings of a working farm.

Beginning at a point 297' directly east of the southeast corner of the smokehouse, follow the fencerow due west to the southwest corner of office outbuilding. Follow fencerow north to the northwest corner of the office outbuilding; then follow a line directly west to the west bank of Spencer's Creek. Follow the north course of the creek to a point where the north bank of Spencer's Creek would intersect with a line running directly north of the starting point.



HISTORIC BRENTWOOD

By Vance Little

The announcement of the removal of the Cool Springs House to Crockett Park has sparked a mild bit of interest in the age and history of the structure. While it might not have crossed your mind, if you continue to read this article, you will probably learn more about the house than you ever really wanted to know.

The origin of the Cool Springs House goes back to two of Williamson County's earliest families — the Barfields and the Carothers. It was mostly known as "the Carothers House."

In 1790, one Stephen Barfield is found in the North Carolina Tidewater area, a bachelor with six slaves. By 1808, he is found in Williamson County with a wife and a house full of kids. At that time, he probably built a small log house in which the family lived while the larger log house, what is now the Cool Springs House, was being built. When it was completed, the smaller house became the kitchen.

Stephen Barfield died early in 1818. He left a wife, Nancy, four sons, four daughters and 12 slaves. Before his death he had already deeded land to three of his sons. In his will he provided that the 12 slaves be sold and the proceeds divided among his daughters. He left his house (Cool Springs) to his wife and at her death to his youngest son Willie Blount Barfield. He also left Willie \$200 "to help with his education."

Later that year, Sept. 30, 1818, to be precise, Stephen Barfield's daughter, Penelope married James Carothers (more about him later). He apparently moved into the Barfield household with his new bride because we do not find them living in a separate household in the 1820 Census.

Nancy Barfield died in 1829, at which time her son, Willie Blount Barfield, came into possession of Cool Springs. Four years later, he sold it to James Carothers, whom you will remember was living there with his wife Penelope Barfield Carothers, sister of Willie.

Back to James Carothers. His father, Robert Carothers, received a North Carolina grant to land (640 acres) in Brentwood. It appears to have been in the vicinity of Fountainhead subdivision. He was a

prosperous and prominent member of the early Brentwood community. He spoke of James as his "third son."

James and Penelope Barfield Carothers prospered, acquired additional land, and died leaving numerous children. One of those children was Robert Blake Carothers, who ended up with the homeplace, Cool Springs.

Robert Blake Carothers is best known for his many wives — six of them. Count them. They were all from prominent local families. In 1846, he married Martha Jane Crockett. She died in 1847 at the age of 20 years. He married Priscilla Hodge in 1849. She expired in 1850. A year later, he married his third wife, Julia Ann Holt, who died in 1853. Her death notice says she was "stricken early in life with laryngitis." Can you believe that?

His fourth wife was Martha E. Fletcher who died in 1855. If our memory serves us correctly, Robert Blake Carothers was a physician. That says something, too.

He married Mary C. German in 1856. She must have been tough. That one lasted a while. They had several children. And then he married Mrs. Mary P. Richardson (nee McKay) in 1873.

In 1870 Robert Blake Carothers undertook to extensively remodel Cool Springs, maybe to attract another wife. Prior to that time, it had been a log house with two rooms up and two down. In the remodeling, he had the old chimney taken down and that area made into a hall. He added the two-story front portion on the right and a two-story addition in the rear ell. It was then that the house took on the appearance that we see today.

Dr. Carothers fell on hard times, no doubt wearied by having to adjust to so many new wives. He lost Cool Springs in 1878. It went through a succession of owners through the years until it was acquired by Karen and John Noel in 1970. They restored and remodeled the house and put it in the pristine condition that we find today. It was through their generosity and appreciation for the house that it became the property of the city of Brentwood.

Next week, we'll tell you about the barn at Cool Springs.

Cool Springs barn may have been site of one of city's first businesses

You will recall that recently we told you more about the Cool Springs house than you really want to know. This week, we are going to do the same for the barn.

When the committee was wheeling and dealing to acquire the Cool Springs House for Crockett Park, it came to their attention that there was a barn on the premises that was quite unlike any other early barn in the area. It is a log structure, about 20 by 20, resting on stone piers that raise it several feet above the ground.

Not being too well versed in old barn architecture, the committee called in old barn wizard, Vic Hood, for an assessment. He took one look and said, "It's German."

We said, "Impossible. There were no German settlers in this area." We spoke in haste and came to dine upon those hastily spoken words.

The key to solving the mystery of the German barn was provided by local historian extraordinaire Louise Lynch. She passed along an article about early settlers in the "Mallory Station area." That's the Cool Springs Mall area to us today.



HISTORIC BRENTWOOD

By Vance Little

Among other things the article said: "The next near neighbor settling just below Mr. Buchanan was Michael Long, the great grandfather or grand father of our fellow citizen Mr. P.H. Priest. Mr. Long was a German (emphasis added), and had a distillery on the south branch of Spencer's Creek. He had a number of children. I distinctly remember his son, James, and went to school with him."

A little digging revealed the fact that a Michael Long did, in fact, live in the area and that he did, in fact, run a distillery there. He bought 152 acres from Andrew Goff in 1811. The Goff family was one of the first three families to move into Williamson County through Holly Tree Gap. We also find that he witnessed a deed in 1811 along with Jacob Halfacre, who was well

known to be German. Thus, his being German was somewhat substantiated. The name Long was no doubt an Anglicized version of something else, maybe Longfels, or something like that.

A little more digging turned up Michael Long's will, which was probated in 1832. The will goes through the usual rhetoric of "being weak in body, but of sound mind," and commending his soul to the Almighty. He leaves his wife the obligatory "cattle, sheep, hogs, all household and kitchen furniture, and looms and wheels."

The will goes on to leave to the wife "my still, and tubs and all my light casts and vessels belonging to my distillery." He caps it off with a bequest to his wife of "all whiskey that is on hand."

Hopefully, it was for public sale and not for her consumption.

Wouldn't it be neat if the Cool Springs barn were the site of Long's Distillery, one of Brentwood's first businesses.

We can't really say that it was, but we do know for sure that the Long land joined the Carothers land (the owners of Cool Springs). If it weren't Michael Long's distillery or his barn, it pretty well appears that he or some other German had a heavy hand in its construction.

The Long property appears to have been north of Moores Lane, maybe the area where NationsBank and the Service Merchandise headquarters are.

Anyway, the Cool Springs barn will be moved to Crockett Park to be a part of a complex of historic buildings there representing the evolution of a typical Tennessee farmstead from pioneer times to the present time. This removal will save it from demolition, because a new road is proposed to be built that will run smack dab through the middle of it.

Remember, you read it here first.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Vol. 567 max 403

The actual consideration or value, whichever is greater, for this transfer is \$4,144,810.00

[Signature]
Affiant

Subscribed and sworn to before me, this 20th day of December, 1985.

[Signature]
Notary Public

My Commission expires: 11-22-89

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North P.O. Box 757
Nashville, Tennessee 37219

Address new owners as follows:

Send Tax Bills to:

Map-Parcel Number

Park 65 Venture
c/o Southeast Venture Companies
301 South Perimeter Park Drive
Nashville, TN 37211

SAME

53-11800A-04

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, JOHN H. NOEL, III, AND WIFE, KAREN D. NOEL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PARK 65 VENTURE, a Tennessee joint venture composed of W. Gerald Ezell, SVC Development Corporation, a Tennessee corporation, and GTB Investment Corporation, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land described as follows:

Land in the Eighth (8th) Civil District of Williamson County, Tennessee, described according to a survey of Ragan-Smith-Murphy & Associates, Inc., dated December 12, 1985, as follows:

Beginning at a nail set on the centerline of Jordan Road, the northeast corner of the property of Monsanto Chemical Company as recorded in Deed Book 114, page 97, Register's Office for Williamson County, Tennessee, and the southeast corner of the herein described tract; thence with a fence, the north boundary line of the property of Monsanto Chemical Company, S 83° 06' 17" W, passing an existing iron pin at 54.90 feet, in all 3162.51 feet to a planted stone; thence with a fence, the east boundary line of the property of Clyde R. and Dan G. Sullivan as recorded in Deed Book 232, page 812, Register's Office for Williamson County, Tennessee, N 08° 11' 03" W, 1047.69 feet to an existing iron pin; thence with a fence, the south boundary line of the property of Earl R. and Gilbert Sullivan as recorded in Deed Book 364, page 202, said Register's Office, N 81° 06' 22" E, 118.96 feet to an existing iron pin; thence with a fence, the south boundary line of the property of Marvin H. Pratt, et ux, as recorded in Deed Book 364, page 205, said Register's Office, N 82° 10' 45" E, 700.62 feet to an iron pin set; thence N 82° 56' 06" E, 177.22 feet to an existing iron pin by a 24" hackberry tree; thence S 73° 31' 09" E, 144.66 feet to an iron pin set; thence S 75° 25' 36" E, 161.50 feet to an existing iron pin by 18" hackberry tree; thence N 82° 21' 07" E, 331.47 feet to an iron pin set; thence N 28° 51' 32" E, 104.66 feet to a fence post; thence with the east boundary line of the property of Marvin H. Pratt, et ux, N 09° 57' 46" W, 103.09 feet to a 40" hackberry tree; thence with

the south boundary line of the property of Marvin Pratt, et ux, as recorded in Deed Book 102, page 132, said Register's Office. N 74° 42' 52" E, 29.00 feet to a 14" hackberry tree; thence N 53° 08' 31" E, 164.26 feet to a 12" cedar; thence N 41° 56' 25" E, 70.07 feet to an existing iron pin; thence N 21° 43' 19" E, 209.98 feet to an iron pin set; thence N 17° 44' 10" E, 107.57 feet to a fence post; thence N 53° 58' 37" E, 70.98 feet to an existing iron pin by a 30" ash tree; thence N 84° 34' 25" E, 155.56 feet to a fence post; thence S 72° 37' 22" E, 180.74 feet to an existing iron pin; thence crossing Jordan Road, S 68° 40' 30" E, 51.48 feet to a fence post; thence S 59° 07' 42" E, 57.55 feet to a 10" elm tree; thence S 57° 05' 17" E, 35.19 feet to a 24" triple hackberry tree; thence S 43° 19' 57" E, 100.30 feet to a fence post; thence S 59° 23' 19" E, 87.62 feet to a 6" hackberry tree; thence S 83° 52' 22" E, 99.00 feet to a fence post; thence S 89° 30' 43" E, 242.84 feet to a 14" hackberry tree; thence S 86° 23' 14" E, 127.97 feet to a 4" elm stump; thence S 29° 52' 58" E, 33.08 feet to an iron pin set; thence with the west boundary line of the property of Marvin Pratt, et ux, the property of Jimmy S. Whitehurst, et ux, as recorded in Deed Book 316, page 28, said Register's Office, and the property of Linda Jean Woodside as recorded in Deed Book 135, page 145, Deed Book 98, page 280, and Deed Book 107, page 275, said Register's Office, S 04° 36' 59" E 322.13 feet to a nail set; thence with the centerline of Jordan Road, S 11° 45' 14" E, 132.00 feet to a nail; thence S 10° 20' 12" E, 733.26 feet to the point of beginning and containing 85.48 acres, more or less.

Being the same property conveyed to John H. Noel, III, and wife, Karen D. Noel, by deed from Charles Sherwood Robinson and Joseph Irwin Robinson, Trustees under the Will of Florence Sherwood Robinson, and Curtis Green, Trustee as appointed by the County Court of Williamson County, Tennessee, of record in Book 236, page 32, Register's Office for Williamson County, Tennessee.

This conveyance is subject to utility easements of record in Deed Book 61, page 103, Deed Book 63, page 331, and Book 547, page 683, said Register's Office and to any rights-of-way or easements along Jordan Road for gas, water and telephone lines and appurtenances thereto.

The Grantee shall be entitled to possession of said property on and after July 1, 1988. In the meantime, the Grantors may (but shall not be obligated to) remove any and all improvements thereon and therefrom.

As part of the consideration for this conveyance, the following restriction is hereby declared and imposed on the above-described property, which shall run with the land and which shall expire fifty (50) years from the date hereof unless waived in writing by both Grantors so long as they live (or by one of them if the other be deceased) and, after their deaths, by their children or children's guardian:

In the event the Grantors do not exercise their option to remove the main residence from the above-described property no later than June 30, 1988, the Grantee agrees said residence shall not be demolished or moved but shall remain intact, shall be maintained by the Grantee in substantially the same state and condition as existing at the time the Grantors surrendered possession, and shall be promptly repaired or restored to such state and condition in the event of a casualty if it is possible to maintain its original integrity and facade, and shall be used in some manner as part of the Grantee's overall development plans for the above-described property.

This restriction may be enforced by appropriate court action initiated by the Grantors so long as they live (or by one of them if the other be deceased) and, after the Grantors' deaths, by the children of the Grantors (and through their guardian if they be minors) or their heirs if they also be deceased.

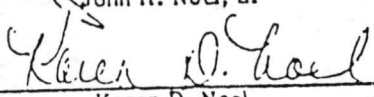
TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and we do covenant with the Grantee that we are lawfully seized and possessed

567 ~~na~~ 405

of said tract or parcel in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said tract or parcel to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of December, 1985.



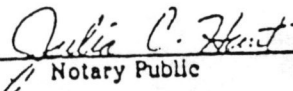
John H. Noel, III


Karen D. Noel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

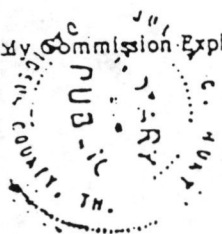
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Noel, III, and wife, Karen D. Noel, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1985.



Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89



Note Book 37 Page 147
Record Book 507 Page 403
State Tax 10,776.48 Fee .50 Recording 12.00
Rec. No. _____ Total Pd 10,788.98
42309

WILLIAMSON COUNTY
STATE OF TENNESSEE
J.D. BENNETT, JR.
REGISTER OF DEEDS
E35 DEC 20 PM 2:24

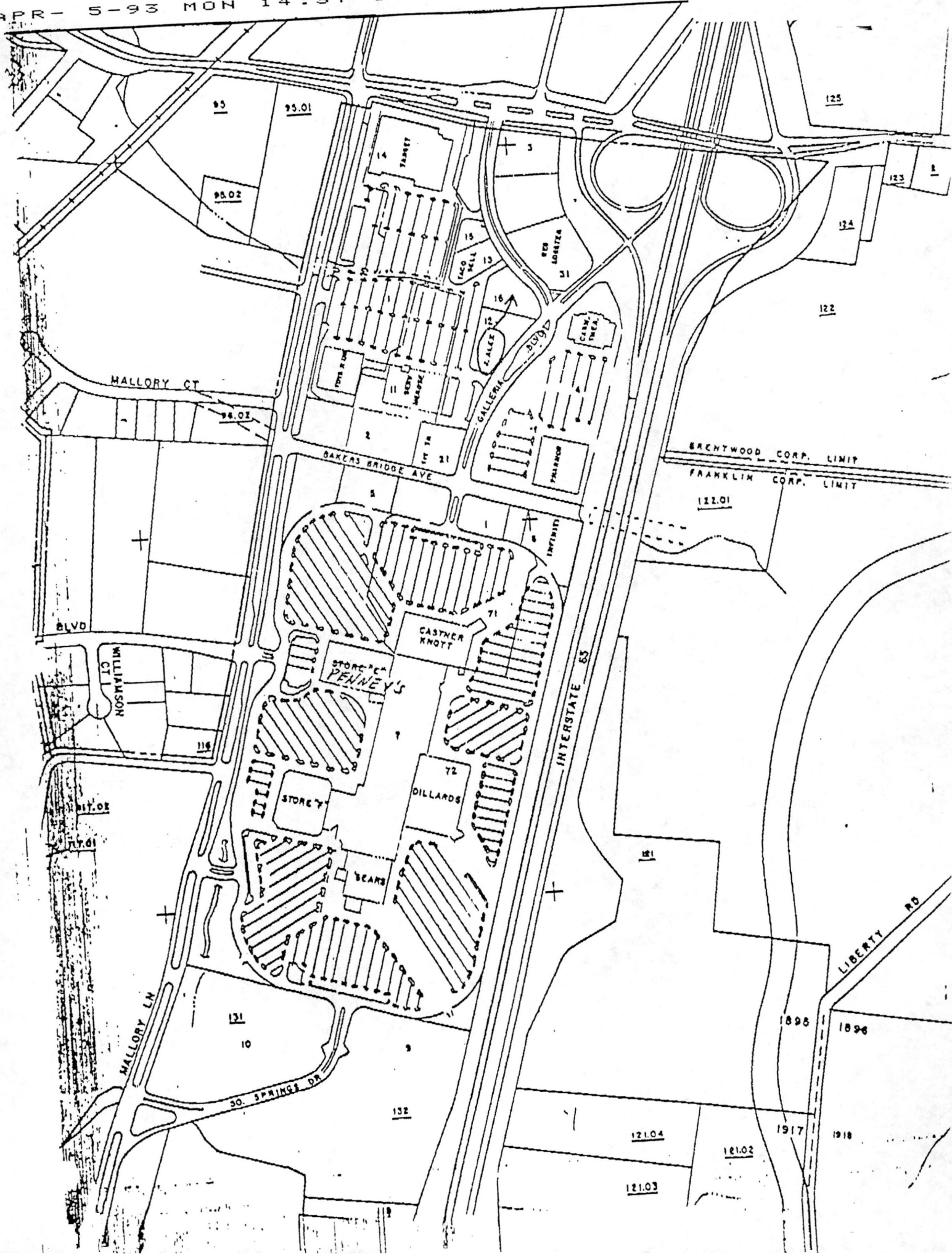
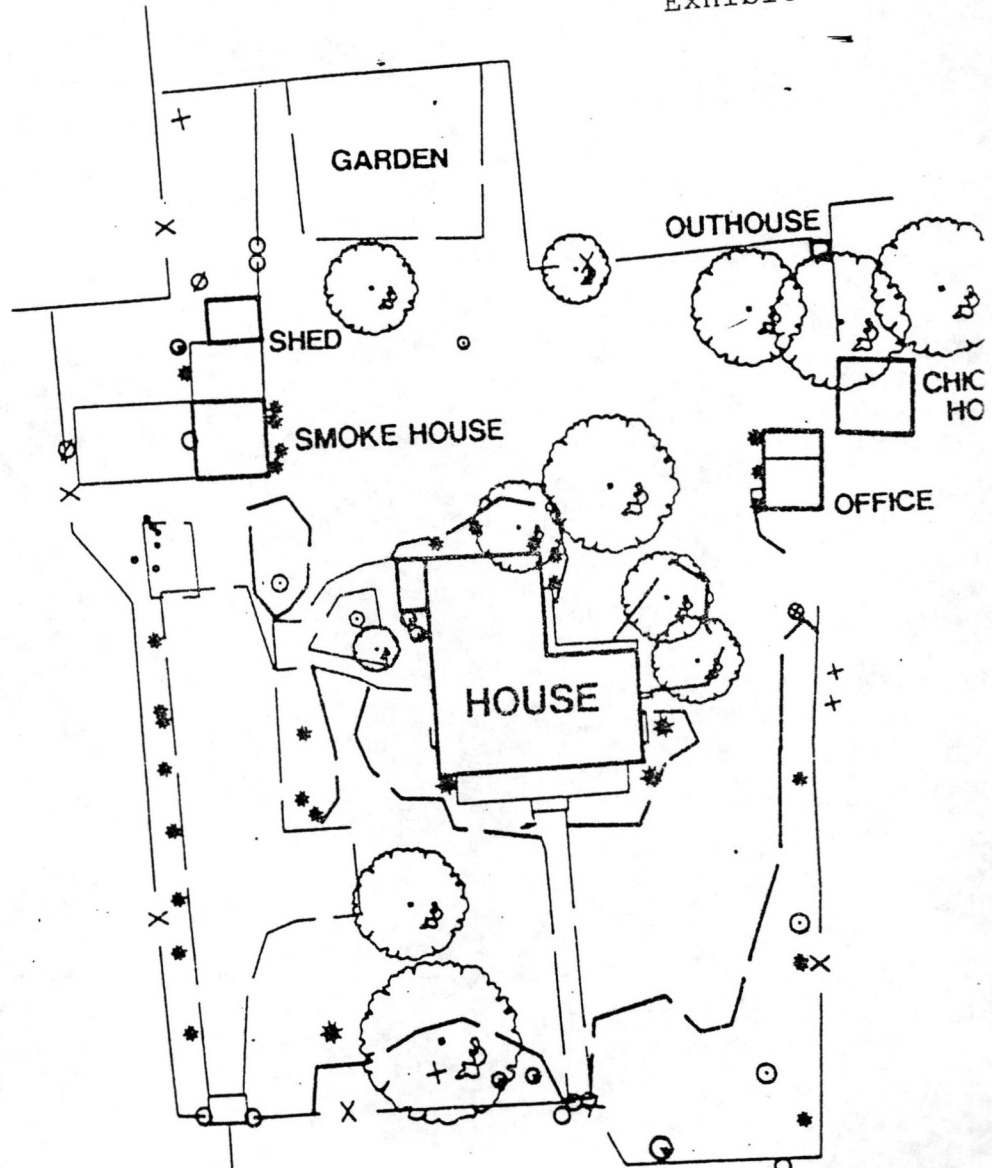


Exhibit F

MALLORY LANE

N
1" = 50'



TO BARN

COOL SPRINGS FA
EXISTING CONDITI

MALLORY LANE

DRIVE

MATCH LINE

TO HOUS

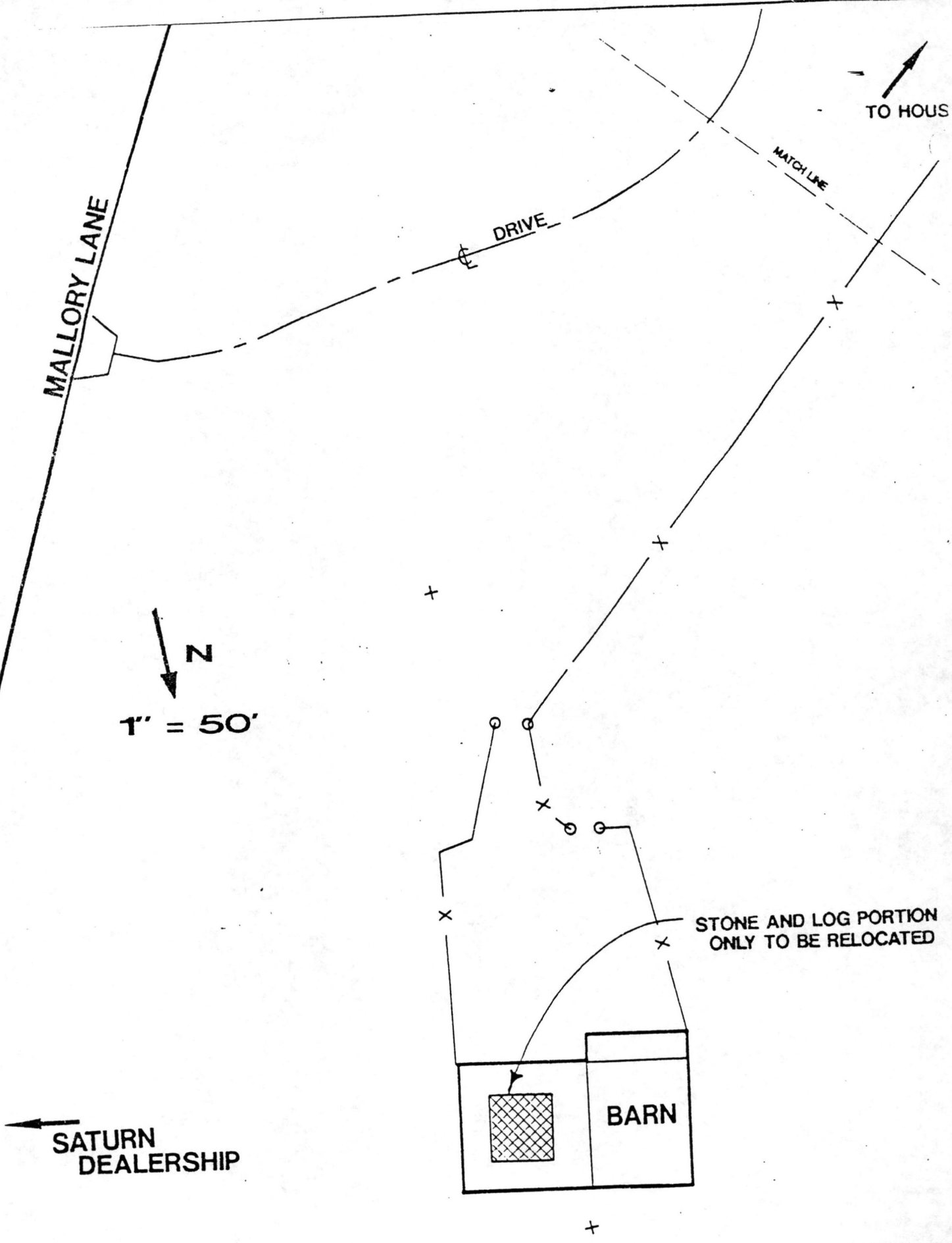
N
1" = 50'

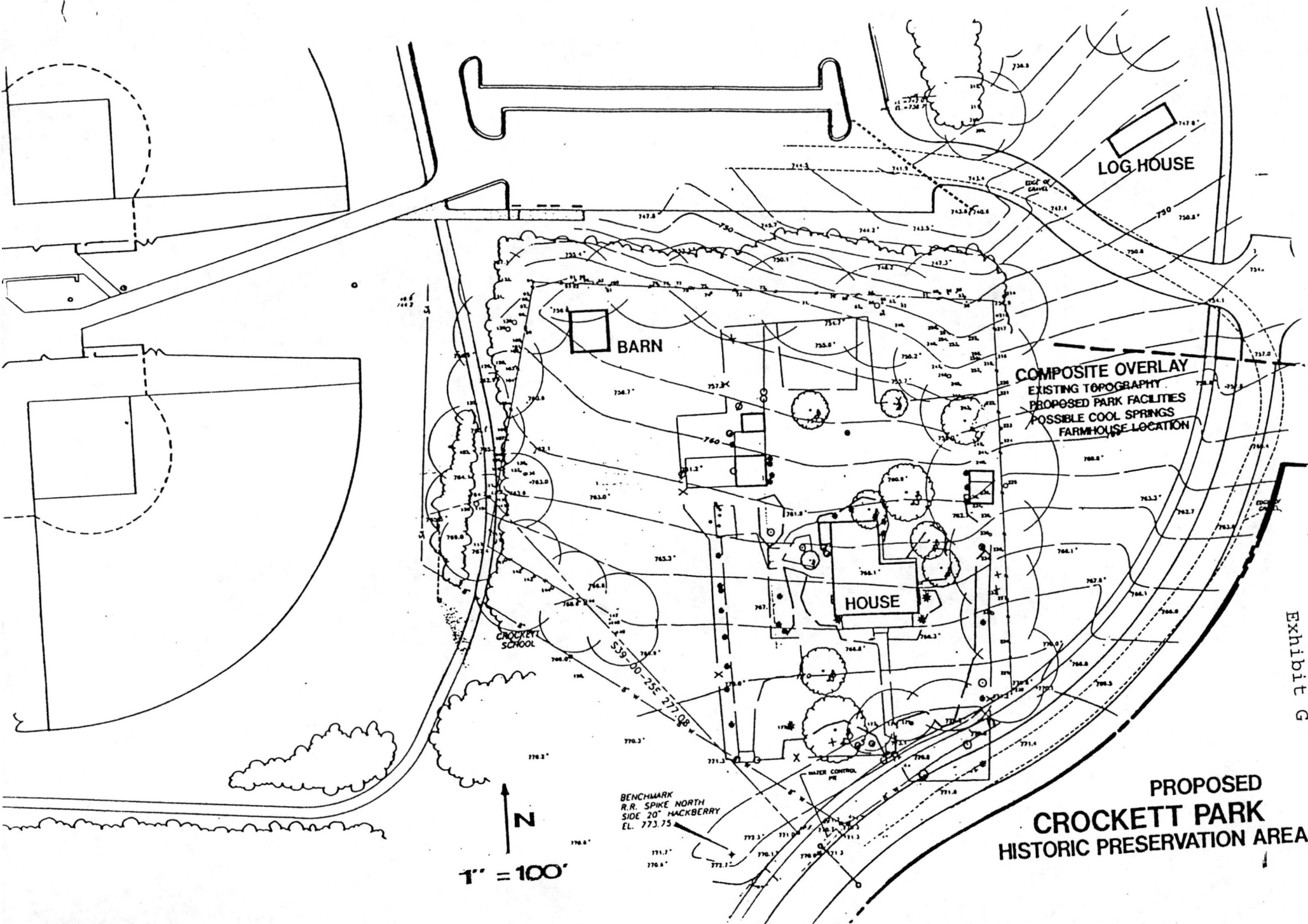
SATURN
DEALERSHIP

BARN

STONE AND LOG PORTION
ONLY TO BE RELOCATED

COOL SPRINGS FAF
EXISTING CONDITIC





campcontract - 3/24/93

AGREEMENT

THIS AGREEMENT is effective as of the _____ day of _____, 1993, by and between the CITY OF BRENTWOOD, TENNESSEE (hereinafter referred to as the "City") and W.P. CAMP & SONS of 1206 McAlpine Avenue, Nashville, Tennessee (hereinafter referred to as the "Contractor".)

RECITALS

A. The City owns a two-story house (known as the Cool Springs Farm house), a stone and log barn and two additional outbuildings (all hereinafter collectively referred to as the "structures") presently located on a parcel of land owned by Cool Springs, L.P. in Franklin, Tennessee.

B. The City owns certain real property known as Crockett Park located in the City of Brentwood, Tennessee, a portion of said property having been designated as a historical preservation area (hereinafter called the "tract".)

C. The City desires that the structures be moved to the tract.

D. The Contractor has inspected the structures and the tract and its surrounding terrain, and the public and private ways, including public roadways, on which the structures are to be transported to the tract.

E. The Contractor is qualified to perform the work in moving the structures to the tract.

NOW, THEREFORE, in consideration of the mutual covenants contained in this agreement, the City and the Contractor agree as follows:

SECTION ONE
WORK TO BE DONE

A. The Contractor will complete the work of moving the structures from their present locations, delivering them structurally intact to the tract, and placing and reassembling the structures, including porches, in such positions as shall designated by the City subject to the conditions and exceptions enumerated in paragraph C below.

B. The Contractor will perform the work expeditiously, in a good and workerlike manner, in compliance with all applicable government regulations and in strict accordance with the provisions of this agreement.

C. The Contractor will furnish all labor and materials and equipment, in good condition, necessary to perform its duties under and pursuant to this agreement, subject to the following conditions and exceptions:

1. Foundations and footings for the structures shall be provided by the City.
2. Chimneys shall be disassembled as necessary for relocation and shall be stored at a location to be designated by the City. Contractor shall not be responsible for reassembly of chimneys.
3. The City shall be responsible for arranging for tree trimming and temporary relocation of utilities as may be necessary for moving the structures.
4. The Contractor shall be responsible for filling all holes remaining at the present location of the structures to the grade of the immediately surrounding grounds.

SECTION TWO NOTICES AND PERMITS

The Contractor shall give all notices and obtain and pay for all permits, licenses, bonds and franchises that may be required for the removal and transportation of buildings by federal, state, county or city laws, rules, statutes, regulations and ordinances, together with all premiums for insurance required in this agreement, prior to commencing the work described in Section One herein, except that permits normally required by the City of Brentwood will be provided by the City.

SECTION THREE PUBLIC LIABILITY INSURANCE

The Contractor shall have public liability insurance in force before beginning the work described in Section One of this agreement, and such insurance shall protect the City as well as the Contractor from any and all liability in tort or otherwise to any third parties. Such insurance shall provide coverage with a combined single limit of no less than one million dollars (\$1,000,000). The Contractor shall furnish the City with reasonable proof of compliance with the terms of this section at least ten (10) days prior to beginning the work described in Section One herein.

SECTION FOUR WORKERS' COMPENSATION INSURANCE

If the Contractor is required to have workers' compensation or other insurance under the workers' compensation laws of the State of Tennessee, such insurance shall be in force before beginning the work described in Section One of this agreement and the Contractor will furnish the City with proof of such insurance at least ten (10) days prior to beginning such work.

SECTION FIVE CARGO INSURANCE

The Contractor shall, before beginning the work described in Section One, procure cargo insurance for the structures for the period of their transportation to and their setting on the tract, in an amount of not less than seven hundred fifty thousand dollars (\$750,000); and will furnish the City with proof of such insurance protection.

SECTION SIX REPAIRS

A. The Contractor shall use utmost care to transport the structures safely and, on demand of owner, shall repair any damage sustained by the structures in the moving process, subject to the following additional conditions and exceptions:

1. The Contractor shall not be liable for damages to wallpaper or wallboard or for seam cracks in plaster.
2. The Contractor shall not be held responsible for damages to the structures or foundations occurring after the structures have been placed and the moving equipment has been removed.
3. Provided that cargo insurance as required herein is procured by the Contractor, the Contractor shall not be held responsible for damages to any furnishings remaining in the structures during the moving process; damages to the structures due to vandalism, theft or other such acts committed by persons other than the Contractor's agents, subcontractors or employees; damages due to fire, tornado, windstorm, earthquake or other acts of God; or damages to trees, lawns and shrubbery at the tract.

B. Where the Contractor is to be held responsible for damages to the structures, the City may reserve the right, on written notice to the Contractor, to have necessary repairs performed and deduct the cost of such repairs from any amount due the Contractor from the City under this agreement.

SECTION SEVEN PAYMENT TO CONTRACTOR

A. The City will pay the Contractor the sum of _____ for the Contractor's satisfactory performance of its duties under this agreement, which sum shall be payable as follows after receipt of appropriate invoices from the Contractor:

1. Twenty-five percent (25%) shall be payable ten (10) days prior to commencement of the work described in Section One of this agreement, provided that satisfactory proof of the insurance coverages required hereunder has been submitted to the City Manager.

2. Fifty percent (50%) shall be payable upon delivery of the structures to the tract and placement in the positions designated by the City.

3. The final twenty-five percent (25%) shall be payable upon final acceptance of the Contractor's work by the City Manager. The work shall be deemed accepted if no notice to the contrary is dispatched by the City Manager within thirty (30) days after delivery and placement of the structures and the Contractor has fully complied with the terms of Section Eight of this agreement.

B. In addition to the contract sum, the City shall reimburse the Contractor for the costs of cargo insurance as required hereunder and all required permits. Such costs shall be payable by the City upon receipt of appropriate invoices and supporting documentation from the Contractor.

SECTION EIGHT CONTRACTOR TO DISCHARGE OBLIGATIONS

The City shall not be obligated for the amount of the final payment hereunder unless and until the Contractor furnishes the City with affidavits setting forth in detail that all materials furnished and all equipment used or rented, and all work, labor and services performed by anyone, including employees of the Contractor, subcontractors and employees of subcontractors, in the discharge of the Contractor's duties under this agreement, have been paid in full.

SECTION NINE WORK ON TRACT

The Contractor shall not be responsible for the performance of any task not specifically assumed by it under this agreement, including the making of utility connections, grading of the tract or constructing foundations for the structures. The Contractor will, however, cooperate with any persons employed by the City to perform such work so that the moving, transport and proper setting of the structures on their new foundations on the tract may be smoothly accomplished.

SECTION TEN TIME OF PERFORMANCE

The Contractor shall provide notice to the City Manager of its intent to begin the work described herein, along with a proposed schedule of the work to be performed subject to the approval of the City Manager, at least ten (10) days prior to commencement of work. The structures shall be moved between the hours of 9:00 A.M. and 4:00 P.M., Monday through Friday, unless other hours are specifically approved in writing by the City Manager. The Contractor shall complete its performance under this agreement between June 15, 1993 and August 15, 1993, except that strict performance within such time shall not be required in the event of acts of God, riot, fire or unusual weather conditions or in the event

that site preparations, foundations or utility relocations are not completed in sufficient time. The City agrees to release the Contractor's equipment within thirty (30) days after completion.

**SECTION ELEVEN
INDEMNIFICATION OF CITY**

The Contractor will indemnify the City against any and all liability arising from any acts on the part of the Contractor or its agents, employees or workers or from failure to perform any of its duties or stipulations under this agreement.

**SECTION TWELVE
ENTIRE AGREEMENT**

This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement.

**SECTION THIRTEEN
MODIFICATION OF AGREEMENT**

Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if reduced to writing and signed by an authorized representative of each party.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the date first above written.

CITY OF BRENTWOOD, TENNESSEE

W. P. CAMP & SONS

Mayor

Title:

Approved as to form and legality:

City Attorney

FROM: W. P. Camp & Sons
P.O. Box 160161
Nashville, Tennessee 37216

MAY 20

TO: Codes Department
City of Brentwood
Fax 370-4767
Attn: Jim Doherty

RE: Relocate Historic Cool Springs

W. P. Camp & Sons propose to make ready and relocate historic structure known as Cool Springs to new site of Crockett Park, for the City of Brentwood of Williamson County, Tennessee.

Transport will be made as to accommodate existing rights of way using beams and dollies towed by truck. Vertical height of house will be maintained as to specifics of the Middle Tennessee Electric Membership Corp. of Franklin, Tennessee, or altered to meet those requirements as set forth. These accommodations are by others or optional. House units will be placed at new site over existing footings, leveled ready for foundations. Re-habilitation work is by others.

In addition to main house two out buildings at rear yard will also be relocated to Crockett Park. These buildings are to be placed on locations yet to be determined.

This portion of work is proposed for the sum of \$31,500.

In addition to the above structures, there is the barn. It is now located at front corner of Cool Springs property near highway. Contractor proposes to remove roof, rafters, and side sheds to expose log portion of historic barn and relocate log and stone foundation onto existing footing by others. Barn is to be placed at site and stone re-laid for logs to rest upon. Roof work is by others. Structure will be covered after roof is removed to protect from weather. This additional move is proposed for the sum of \$7,500.00.

January 8, 1992

W. P. Camp & Sons





BRIAN J. SWEENEY
MAYOR
DR. JACK FLETCHER
VICE-MAYOR
MICHAEL W. WALKER
CITY MANAGER

COMMISSIONERS
BRIAN J. SWEENEY
DR. JACK FLETCHER
ANNE DUNN
G. ALEX NOBLE, JR.
BETTY REAGAN

City of Brentwood

Codes Memorandum
93-09

TO: LINDA LYNCH, COMMUNITY RELATIONS DIRECTOR
FROM: JIM DOHERTY, ^{SD}CODES ENFORCEMENT SUPERVISOR
DATE: MARCH 11, 1993
RE: FOUNDATION FOR COOL SPRINGS HOUSE

The structural foundaiton will be constructed out of 8" CMU faced with limestone. The out buildings will be placed back on original foundations where possible.

ORGANIZATION OF THE TRUST

- A. Membership in the Trust shall be open to any person who pays the annual dues
- B. Officers who shall be elected for one year terms by vote of a majority of the members attending the Annual Meeting. The officers shall be:
 - 1) President
 - 2) President-Elect (who shall become President for the next year)
 - 3) Secretary
 - 4) Treasurer
- C. Standing Committees shall be:
 - 1) Acquisition
 - 2) curatorial
 - 3) Garden and Grounds
 - 4) Volunteers
 - 5) Fund Raising
 - 6) Nominating (this committee shall be composed of the members of the Brentwood Historic Commission)
 - 7) Research and Archives
 - 8) Activities
 - 9) Publications (to be chaired by Secretary)
- D. Other Committees, permanent or ad hoc shall be established by the Executive Council as needed
- E. Executive Council consisting of the officers, the committee chairs, the most recent past president, and the Chairman (or designated representative) of BHC

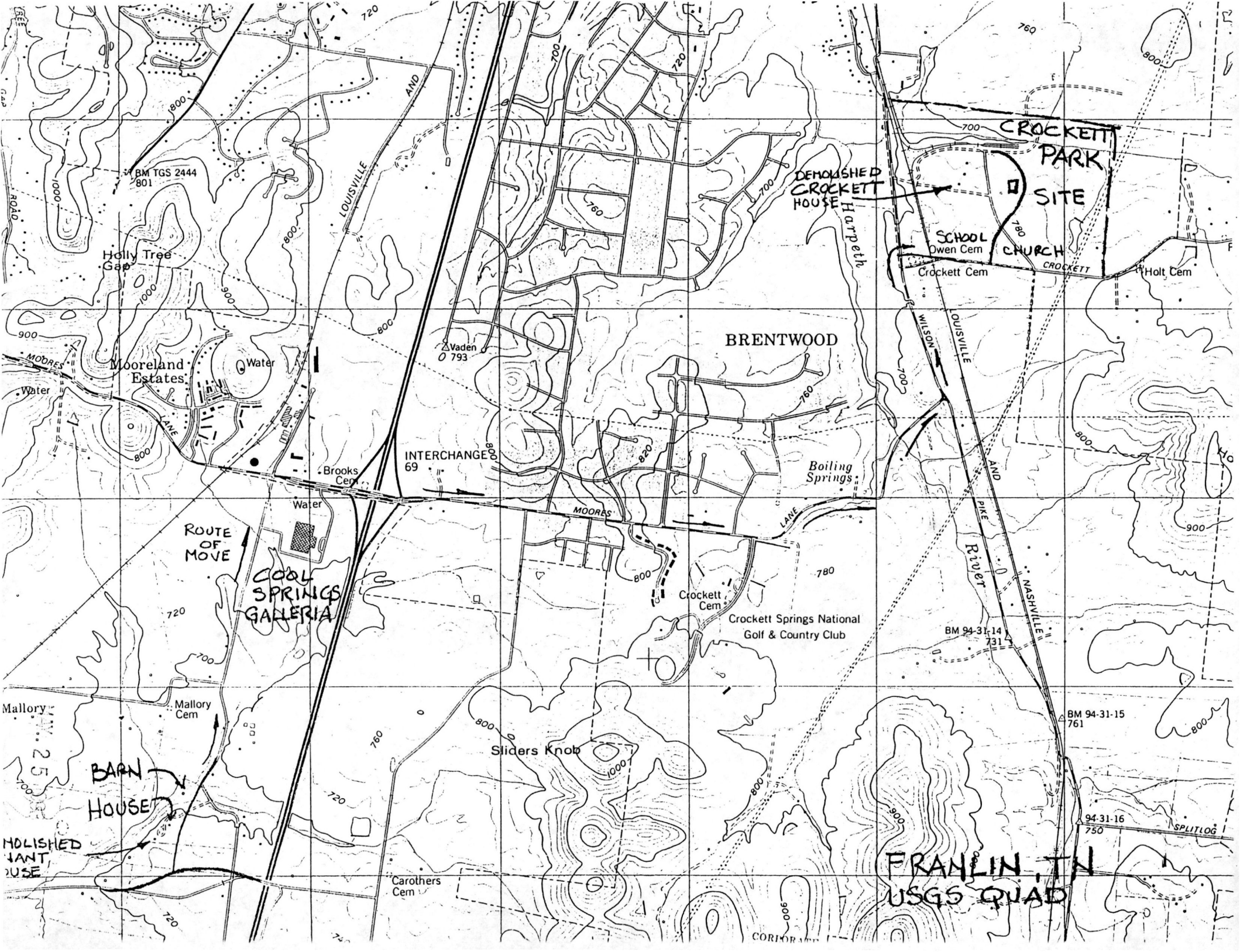


COMPUTER MODEL OF COOL SPRINGS FARM
AFTER RELOCATION TO CROCKETT PARK

COMPOSITE OF: COOL SPRINGS FARMHOUSE - PHOTO # 7
PROPOSED CROCKETT PARK SITE - PHOTO # 8
PROPOSED SITE PLAN



computer model of House at proposed site



BM TGS 2444
801

Holly Tree
Gap

Mooreland
Estates

Water

Brooks
Cem

ROUTE
OF
MOVE

COOL
SPRINGS
GALLERIA

Mallory
Cem

BARN
HOUSE

DEMOLISHED
BARN
HOUSE

Carothers
Cem

Sliders Knob

INTERCHANGE
69

Vaden
O 793

BRENTWOOD

DEMOLISHED
CROCKETT
HOUSE

Harpeth

Boiling
Springs

Crockett
Cem

Crockett Springs National
Golf & Country Club

CROCKETT
PARK
SITE

SCHOOL
Owen Cem

Crockett Cem

CHURCH

CROCKETT

Holt Cem

BM 94-31-14
731

BM 94-31-15
761

94-31-16
750

FRANKLIN, TN
USGS QUAD

SPLIT LOG



AERIAL VIEW OF CROCKETT PARK

JOHN H. NOEL, III

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, John H. Noel, III, Notary Public of said County and State, JOHN H. NOEL, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 1993.

John H. Noel, III
Notary Public

My commission expires: Nov 20, 1996

Karen D. Noel
KAREN D. NOEL

STATE OF TENNESSEE

COUNTY OF Williamson

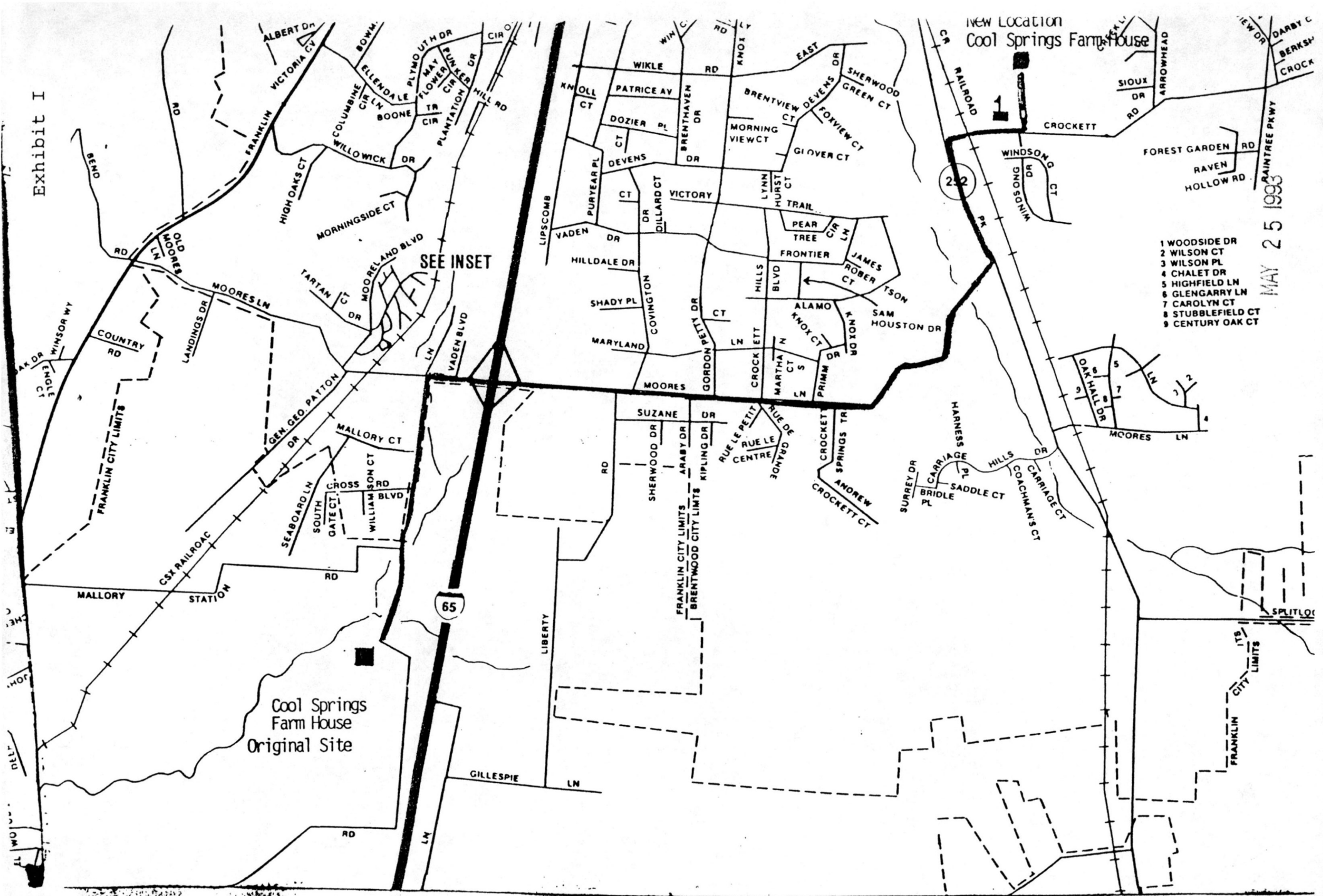
Personally appeared before me, John H. Noel, III, Notary Public of said County and State, KAREN D. NOEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 1993.

John H. Noel, III
Notary Public

My commission expires: Nov 20, 1996

State of Tennessee, County of WILLIAMSON
Received for record the 24 day of
FEBRUARY 1993 at 8:41 AM. (RECH 428)
Recorded in official records
Book 1051 Page 974-977
Notebook 50 Page 428
State Tax \$.00 Clerks Fee \$.00
Recording \$ 16.00, Total \$ 16.00
Register of Deeds SADIE WADE
Deputy Register BRENDA KING



COMMITTEE TASKS

ACQUISITION: This committee will be charged with acquiring by gift or purchase (if funds are available) furnishings, art, implements, documents, and there appropriate items for use or display in the historic structures and the historic area in general.

CURATORIAL: This committee will be charged with care, restoration, and maintenance of the items in the Trust's collection. The committee will also be responsible for research into the history of the items and for research to determine authenticity of the items. The committee will be responsible for arranging exhibits of items from the collection or loaned items. The committee shall maintain a register of all items in the Trust's collection.

GARDEN AND GROUNDS: This committee will be in charge of historically accurate planting, herb garden, kitchen garden and other appropriate landscape features. The committee will plant and maintain these plantings.

VOLUNTEERS: This committee will recruit and organize volunteers to work at the various tasks of the Trust and the Brentwood Historic Commission. It will be necessary for this committee to be in close touch with BHC. The committee shall also develop a group of volunteers who will act as a speakers bureau.

FUND RAISING: This committee will be in charge of fund raising for all facets of the Trust's work. This may include assisting in the preparation of grants through the City of Brentwood, soliciting gifts of cash or securities from individuals for specific purposes or for general use, preparing applications for grants from private foundations, and any other fund raising methods that may be possible.

RESEARCH AND ARCHIVES: This committee will recruit volunteers to do research on the history of the Brentwood area and establish and maintain an archive in which to properly conserve documents and other items that may be obtained through its research activities or by other gifts.

ACTIVITIES: This committee will devise group activities for the enjoyment of Trust members. Group trips or activities that can be done at discount prices as a group are one example of what might be done.

**HICKMAN
& AYLOR**
CONSTRUCTION CO.
NASHVILLE, TN

March 5, 1993

City of Brentwood Codes Department
P.O. Box 788
Brentwood, Tn 37024-0788

Attn: Mr. Jim Daughtery

Re: Estimate for Foundation, Stone Work, and Re-bricking
of Chimney for Log House.

Dear Jim,

Our Estimate for the above mentioned construction is
\$20,581.00. The following is a description of work included
in this proposal.

GENERAL CONDITIONS:

1. All sales taxes, liability insurance, and workmans compensation insurance is included.
2. Equipment as needed to complete job.
3. On-site working supervision.
4. Batter boards and stakes for layout.
5. Engineering for layout of footings.
6. Building permit is not included.

SITE WORK:

1. Footing excavation for 300 l.f. of continuous wall footings and two (2) 8 x 5 foot Chimney footings.
2. Footing excavation is based upon earth excavation; rock excavation is not included.

CONCRETE:

1. Continuous wall footings to be 3,000 P.S.I. strength concrete reinforced with two (2) continuous horizontal rebars. Size of footings to be 2'0" wide and 1'0" deep.
2. Footings for two (2) Chimneys to be 8'0" x 5'0" x 1'0" reinforced with rebar.

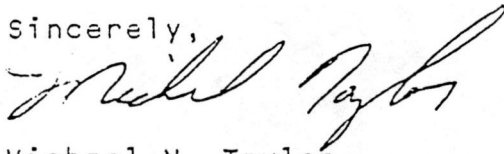


MASONRY:

1. Foundation walls to be 8" concrete block, four (4) courses in height above top of footing.
2. Furnish and install stone facing over exposed concrete block.
3. Furnish mortar and sand only for the re-bricking of two (2) Chimneys. Estimate is based upon two (2) Chimneys being 28'0" in height with one firebox per Chimney and reusing existing face brick, firebrick etc. Existing Chimney materials to be removed and cleaned by others and transported to new location.

We appreciate the opportunity of quoting this project for you. If you have any questions please call.

Sincerely,



Michael N. Taylor

MNT/vls

cc: file

STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF ARCHAEOLOGY
5103 Edmondson Pike
Nashville, TN 37211
(615) 741-1588 FAX (615) 741-7329

April 2, 1993

Mr. Mike Walker
City Manager
City of Brentwood
P.O. Box 788
Brentwood, Tn. 37024-0788

Re: Relocation of historic house to Crockett
Park

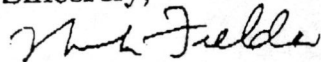
Dear Mr. Walker:

On this date I examined the proposed location for the relocation of a historic house from Cool Springs to Crockett Park. I was accompanied by Mr. Steve Snoddy, ASLA with Gresham, Smith and Partners.

Based on my field observations, prior ground disturbances in the immediate area, and the distance from known historic structures, it is my opinion that the new site does not contain any archaeological remains or features that would be affected by the reconstruction.

If you have any questions, please let me know.

Sincerely,



Nick Fielder
State Archaeologist

Prepared by: Roger A. Horner, Assistant City Attorney, City of Brentwood, P. O. Box 788, Brentwood, TN 37024-0788

AGREEMENT

THIS AGREEMENT is entered into as of the 22nd day of February, 1993, by and among the CITY OF BRENTWOOD, a municipal corporation (hereinafter called "Brentwood"), COOL SPRINGS, L.P. (hereinafter called "Cool Springs"), JOHN H. NOEL, III (hereinafter called John Noel) and KAREN D. NOEL (hereinafter called Karen Noel.)

WHEREAS, Cool Springs owns a parcel of land in Franklin, Tennessee (hereinafter referred to as "the property") which was formerly a part of a larger tract known as the Cool Springs Farm and on which sits a two-story historic residence which shall hereinafter be referred to as the "house"; and

WHEREAS, said land was conveyed by Cool Springs Venture (formerly Park 65 Venture) to Cool Springs, L.P. by special warranty deed dated June 22, 1990 and recorded at Book 854, Page 734 of the Williamson County Register of Deeds and is a part of a larger parcel of land conveyed by John Noel and Karen Noel to Park 65 Venture by warranty deed dated December 20, 1985 and recorded at Book 567, Page 403 of the Williamson County Register of Deeds; and

WHEREAS, a restriction in the warranty deed executed by John Noel and Karen Noel prohibits the demolition or removal of the main residence unless such restriction is waived in writing by John Noel and Karen Noel, and such restriction is declared to run with the land for a period of fifty (50) years from the date of said warranty deed; and

WHEREAS, the parties hereto are now in agreement as to the donation of the residence, along with certain outbuildings to be described herein, for use at a designated historic preservation area of Brentwood's Crockett Park, subject to the terms and conditions set forth herein.

NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS, CONDITIONS AND PROMISES HEREIN CONTAINED, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Cool Springs hereby gives the house, the barn and the two additional outbuildings located on the property to Brentwood in "as is" condition and at no cost to Brentwood.
2. Brentwood will arrange to have the house, the original stone and log barn and the two additional outbuildings (hereinafter collectively referred to as "the structures") moved from the property at its expense and relocated to the designated historical preservation area of Brentwood's Crockett Park, where such structures will be maintained by Brentwood. Cool Springs also grants Brentwood the right to move, at Brentwood's expense, any or all of the landscaping surrounding the house.
3. Cool Springs will maintain all existing insurance coverages on the property until such time as the structures are moved by Brentwood.
4. Brentwood will arrange for the disconnection of all utility lines serving the house and will indemnify Cool Springs for any damages resulting to utility property.
5. Brentwood will fill all holes remaining in the property as a result of moving the buildings and landscaping to the grade of the immediately surrounding grounds.
6. Brentwood will hold Cool Springs harmless from any liabilities resulting from moving the buildings and landscaping.
7. Brentwood will provide a minimum of sixty (60) days notice to the property's tenant prior to moving the house.
8. Brentwood's Historic Commission will file the appropriate papers to maintain the home on the National Historic Register. Any restoration which may be done will be per the "Guidelines for Rehabilitating Historic Buildings" of the United States Secretary of the Interior.

9. The larger barn surrounding the original stone and log barn will not be moved, provided that the City will have the right to dismantle the larger barn as necessary for the relocation of the original barn and to use or sell all materials which are a part of or are stored in the larger barn.

10. Upon the sale or long-term lease of the land, Cool Springs will make a payment to the City in the amount of ten thousand (\$10,000.00) dollars in consideration for the commercial benefit inuring to the property from the removal of the structures.

11. Performance by Brentwood of the terms stated herein are subject to a waiver by John Noel and Karen Noel of the existing deed restrictions regarding the house. By execution of this agreement, John Noel and Karen Noel hereby waive such restrictions as are declared in the warranty deed recorded at Book 567, Page 403 of the Williamson County Register of Deeds. Said waiver is expressly conditioned upon the actual performance by Cool Springs and Brentwood of the terms provided for herein. This agreement shall be filed with the Williamson County Register of Deeds as documentation of said waiver. However, Cool Springs shall continue to abide by the terms of the deed restrictions until the structures are moved by the City.

12. Brentwood will make all reasonable efforts to move the buildings by September 30, 1993, subject to the availability of the contractor selected to move the buildings, and provided that site preparations at Crockett Park have been completed in adequate time to permit the relocation.

13. Cool Springs warrants that it has the right to allow the structures to be removed upon waiver of the deed restriction as provided for herein and that there are no other prohibitions on moving the structures. Cool Springs agrees to indemnify Brentwood from any liabilities or legal costs resulting from claims asserting the rights of any other parties in regard to the structures.

14. The parties hereto acknowledge that Vance Little has been designated to serve in a continuing leadership role on behalf of Brentwood in regard to the moving and preservation of the structures.

15. The parties hereto acknowledge the stated intention of John Noel to claim a \$50,000 individual tax deduction for 1993 for the waiver of the heretofore referenced deed restriction without making any warranty as to the actual deductibility associated with said waiver.

16. The parties hereto acknowledge the stated intention of Karen Noel to claim a \$50,000 individual tax deduction for 1993 for the waiver of the heretofore referenced deed restriction without making any warranty as to the actual deductibility associated with said waiver.

17. The parties hereto agree to sign any additional documents or instruments necessary to carry out the terms of this agreement, including those related to the waiver of deed restrictions referenced in paragraph 11 hereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

CITY OF BRENTWOOD

Brian J. Sweeney
By: Brian J. Sweeney, Mayor

Approved as to form and legality:

Robert H. Jennings, Jr.
By: Robert H. Jennings, Jr., City Attorney

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Sean M. Anderson, Notary Public of said County and State, BRIAN J. SWEENEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mayor of the City of Brentwood, the within named bargainor, a municipal corporation, and that he as such Mayor, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Mayor.

Witness my hand, at office, this 22nd day of February, 1993.

Sean M. Anderson
Notary Public

My commission expires: Nov. 20, 1996

COOL SPRINGS, L.P.

By: 222 CS, L.P., General Partner

Steven D. Ezell
By: Steven D. Ezell, General Partner

STATE OF TENNESSEE

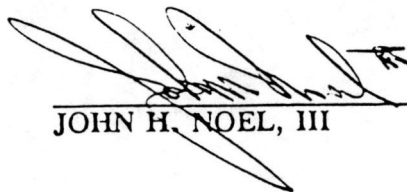
COUNTY OF Davidson

Personally appeared before me, Sean M. Anderson, Notary Public of said County and State, STEVEN D. EZELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of 222 CS, L.P., the general partner of Cool Springs, L.P., the within named bargainor, a limited partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand, at office, this 12th day of February, 1993.

Sean M. Anderson
Notary Public

My commission expires: Nov. 20, 1996


JOHN H. NOEL, III

STATE OF TENNESSEE

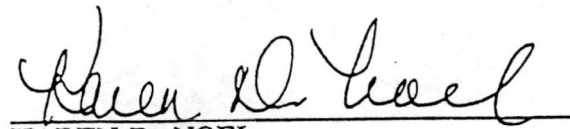
COUNTY OF Davidson

Personally appeared before me, James M. Anderson, Notary Public of said County and State, JOHN H. NOEL, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 1993.


Notary Public

My commission expires: Nov 20, 1996


KAREN D. NOEL

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, James M. Anderson, Notary Public of said County and State, KAREN D. NOEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 1993.


Notary Public

My commission expires: Nov 20, 1996

State of Tennessee, County of WILLIAMSON
Received for record the 24 day of
FEBRUARY 1993 at 9:41 AM. (RECH 42834)
Recorded in official records
Book 1051 Page 974- 977
Notebook 50 Page 428
State Tax \$.00 Clerks Fee \$.00,
Recording \$ 16.00, Total \$ 16.00,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING



October 16, 1992

Mrs. Linda Lynch
Mrs. Ann Dunn
City of Brentwood
P. O. Box 788
Brentwood, TN 37024-0788

COOL SPRINGS FARM HOUSE AND BARN

The Heritage Foundation appreciates the time you have invested in familiarizing our Board with your plans and vision pursuant to the Cool Springs Farm House.

As you know, it is always the first choice of preservationists to keep a historic home such as Cool Springs in its original site and setting. This home is protected from demolition by a deed restriction placed on the property by John and Karen Noel, former owners of the property.

Even though the house will not be demolished, the Heritage Foundation committee appointed to this project feel there is not adequate commitment by the present owners or adequate zoning to ensure the house will be left in good circumstances at its present location. It is a very hard decision to make regarding the best case scenario for the house. At present, the offer by Brentwood to restore the house is a "bird in hand". The house left at its present location still leaves hope the house could be preserved in its original historic setting. There would be much value to this since the whole mall area is named after Cool Springs. Also, with the move of the house, the land will be available to be scrapped for development. Not only will the house be lost but also the treed setting. There is absolutely no protection for the historic log barn as it is not deed restricted.

MAY 25 1993

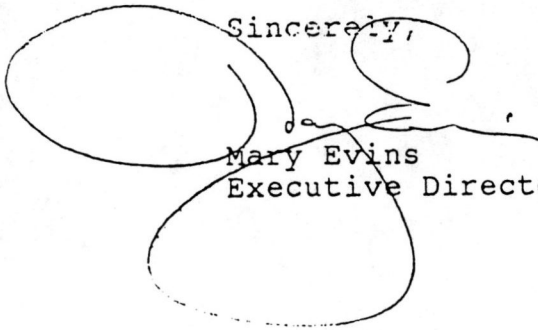
Mrs. Linda Lynch
Mrs. Ann Dunn
Page 2
October 15, 1992

Should Brentwood secure approval and want to relocate the home, the Heritage Foundation recommends the following:

- (1) A preservation architect should be hired for the project. Herbert Harper, State Historic Preservation Officer, could approve and/or recommended architects to you.
- (2) The project should be done in compliance with the Department of Interior Guidelines for Restoration and Rehabilitation.
- (3) The barn should be moved with the house as part of the project.

Again, thank you for the opportunity to explore the move of the Cool Springs house with you. We cannot actively advocate moving a historic property that is not scheduled for demolition. In any case, the Noel's have the final right to approve or disapprove the move. The Heritage Foundation appreciates the interest the City of Brentwood and the Brentwood Historic Commission have in historic preservation.

Sincerely,



Mary Evins
Executive Director

ME/bsh

HISTORIC BRENTWOOD TRUST BY-LAWS

ARTICLE I - NAME

This organization shall be known as Historic Brentwood Trust of Brentwood, Tennessee hereinafter called "Trust".

ARTICLE II - PRINCIPAL OFFICE

The principal office of the Trust shall be located in the Municipal Center in Brentwood, Tennessee.

ARTICLE III - PURPOSE

The purpose of the Trust shall be to encourage the recognition of Historically significant locations and structures and to encourage the preservation of such sites.

ARTICLE IV - DIRECTORS

- Section 1. The Brentwood Historic Commission shall serve as the Trust's Board of Directors.
- Section 2. The Historic Commissioners (directors) are selected by the Brentwood Board of Commissioners.
- Section 3. There shall be nine directors. Each director's term shall coincide with his or her term on the Brentwood Historic Commission.

ARTICLE V - OFFICERS

- Section 1. President: The President shall direct the general management of the affairs of the Trust and see that all orders and resolutions of the Board of Directors are carried into effect. He shall be ex officio member of all committees. Further, he shall have all the powers and duties of supervision and management usually vested in the president of an organization, including the duty to preside at all meetings. The President will be an ex officio member of the Historic Commission, will attend all board meetings and make periodic reports to the Historic Commission.
- Section 2. President Elect: The President Elect shall perform the duties and exercise the powers of the President during the absence or disability of the President or upon the request of the President.

- Section 3. Secretary: The Secretary shall keep minutes of meetings and proceedings of the Trust. The Secretary shall give notice of meetings and perform such other duties as are from time to time delegated to the Secretary.
- Section 4. Treasurer: The Treasurer shall keep accurate records of all receipts and disbursements for the general membership's information. These records shall be kept at the City of Brentwood's Finance Department under the direction of the Finance Department and the City Manager.
- Section 5. The aforementioned officers shall be nominated by the nominating committee and the slate of nominees shall be presented to the membership for ratification at the annual meeting of the Trust. Members of the Trust in good standing who are present at the annual meeting may nominate other members in good standing for any office other than President, provided that the person nominated has been previously contacted and has agreed to serve if elected.
- Section 6. The Secretary and the Treasurer may serve for up to three (3) consecutive one-year terms. The terms of the President and President Elect shall be limited to one year each.

ARTICLE VI - COMMITTEES

The Board of Directors may establish such committees as it sees fit. The Chair and membership of each committee shall be named by the President, their terms to be concurrent with that of the President who appointed them. Chairs and members shall serve until their successors are appointed. They may be reappointed by incoming Presidents for unlimited terms.

ARTICLE VII - MEMBERSHIP

Membership shall be open to all persons interested in the objectives of the Trust. A membership dues structure shall be established by the Board of Directors. All members shall have voting rights, and each member shall be entitled to one vote on each matter submitted to the membership for a vote.

ARTICLE VIII - MEETINGS

An annual meeting shall be held each year at a time designated by the Executive Council. Other general meetings of the membership may be held as determined by the Executive Council.

ARTICLE IX - AMENDMENTS

Proposed amendments to these by-laws shall be passed only by a majority vote of the total membership or two-thirds (2/3) of the membership present, whichever is less.

ORGANIZATION OF THE TRUST

- A. Membership in the Trust shall be open to any person who pays the annual dues
- B. Officers who shall be elected for one year terms by vote of a majority of the members attending the Annual Meeting. The officers shall be:
- 1) President
 - 2) President-Elect (who shall become President for the next year)
 - 3) Secretary
 - 4) Treasurer
- C. Standing Committees shall be:
- 1) Acquisition
 - 2) curatorial
 - 3) Garden and Grounds
 - 4) Volunteers
 - 5) Fund Raising
 - 6) Nominating (this committee shall be composed of the members of the Brentwood Historic Commission)
 - 7) Research and Archives
 - 8) Activities
 - 9) Publications (to be chaired by Secretary)
- D. Other Committees, permanent or ad hoc shall be established by the Executive Council as needed
- E. Executive Council consisting of the officers, the committee chairs, the most recent past president, and the Chairman (or designated representative) of BHC

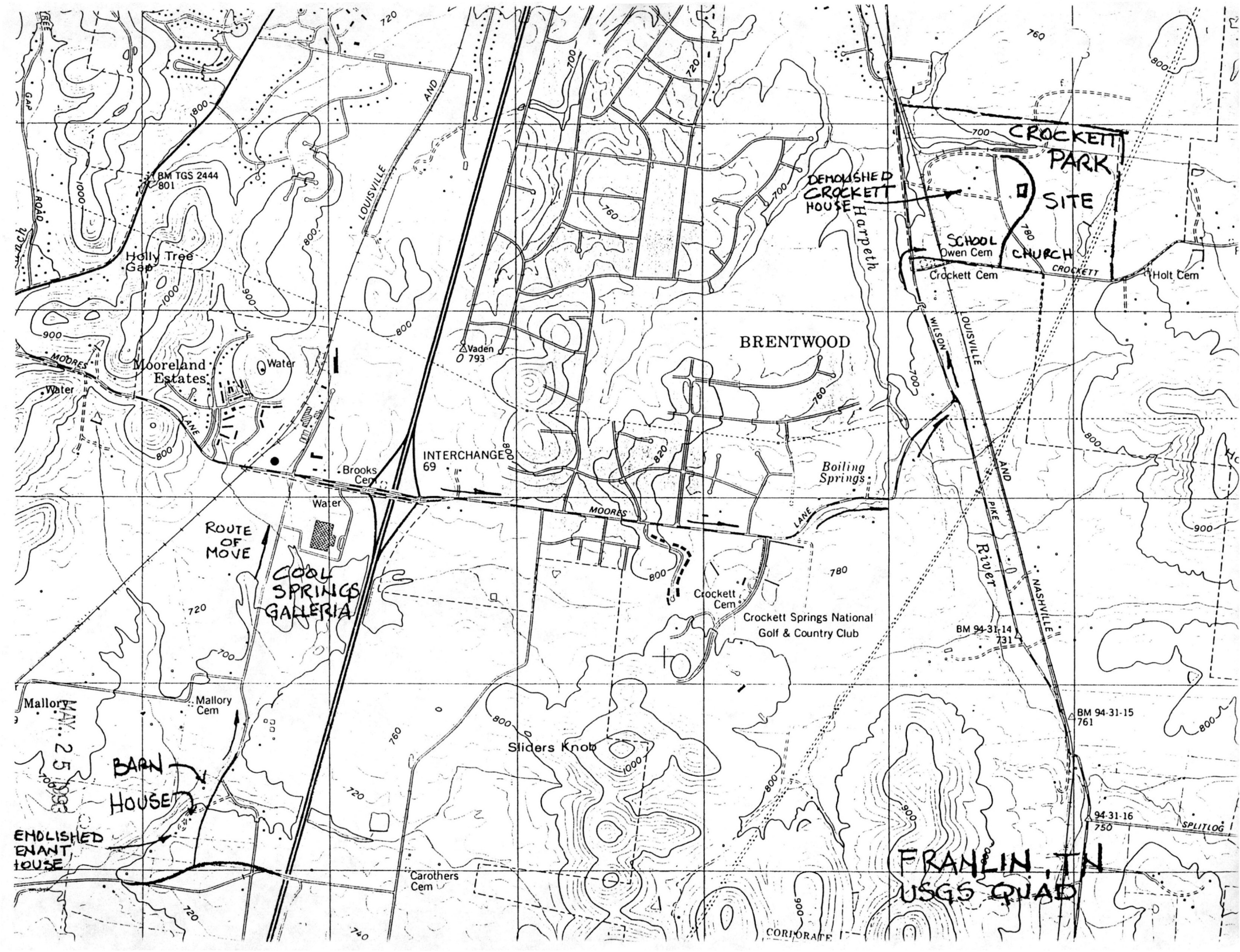


COMPUTER MODEL OF COOL SPRINGS FARM
AFTER RELOCATION TO CROCKETT PARK

COMPOSITE OF: COOL SPRINGS FARMHOUSE - PHOTO #7
PROPOSED CROCKETT PARK SITE - PHOTO #8
PROPOSED SITE PLAN



computer in house at proposed site





AERIAL VIEW OF CROCKETT PARK

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION OF PROPOSED MOVE

PROPERTY Cool Springs Farm
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TENNESSEE, Williamson

DATE RECEIVED: 8/13/93 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/27/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 83004314

NOMINATOR: STATE

DETAILED EVALUATION: Y

 ACCEPT ☒ RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

*Returned
see letter dated 9/29/93*

RECOM./CRITERIA
REVIEWER
DISCIPLINE
DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received OCT 14 1983

date entered

1. Name

historic Mallory Valley Farm

and/or common Cool Springs Farm (preferred)

2. Location

street & number Jordan Rd., (1.1 miles south of Moore's Lane) N/A — not for publication

city, town Franklin N/A — vicinity of

state Tennessee code 047 county Williamson code 187

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture
☒ building(s)	☒ private	☐ unoccupied	☐ commercial
☐ structure	☐ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	N/A in process	☒ yes: restricted	☐ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☐ museum
			☐ park
			☒ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name Mr. and Mrs. John Hopkins Noel, III

street & number Cool Springs Farm, Jordan Rd.

city, town Franklin N/A — vicinity of state Tennessee 37064

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds Office

street & number Williamson County Courthouse

city, town Franklin state Tennessee 37064

6. Representation in Existing Surveys

title Tennessee Historical
Commission Inventoryhas this property been determined eligible? ☐ yes ☒ nodate October 31, 1974 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Tennessee Historical Commission, Department of Conservation

city, town Nashville state Tennessee

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Cool Springs Farm House is a well-preserved example of the evolution of Tennessee Vernacular architecture featuring log cabin, Greek Revival and Victorian styles. The two-story, ell-shaped house features a gable roof, two exterior end brick chimneys with plain caps and stretcher bond, boxed cornice, weatherboard siding dating to 1856, cornerboards, and a log and stone foundation. Situated on 86 acres of farmland, the house, along with a log and stone barn and four outbuildings, represents rural life that is presently being threatened by urban sprawl and industrial development.

The three-bay facade of the house faces north and is highlighted by a one-story porch running the length of the facade. The porch is defined by a flat roof, attenuated porch pillars, paired scroll brackets above each pillar, round arches featuring a single pendant and scroll brackets, and a turned balustrade. The arches and some of the scroll brackets have been reconstructed to match the Victorian porch built onto the house in the late nineteenth century. The central bay of the facade features double French doors capped by a two-light transom, corner lights and pediment, all of which are original to the 1856 addition. Engaged pilasters separate the doors from the sidelights which are not original. At either end of the facade is a set of shuttered French doors capped by a pediment, also original to the 1856 addition. The second floor of the facade elevation features two shuttered 4/4 sash windows original to the log core, ca. 1830, and one shuttered 6/6 sash window original to the 1856 addition.

The west elevation is one-room deep with an exterior end chimney and one 4/4 sash window on the ground level. A one-story, shed roof addition enclosing the rear porch and a one-room addition at the southwest corner of the original log structure define the rear elevation. The first floor addition and enclosure feature six 6/6 sash windows and one 2/2 window. The second story of the rear elevation is defined by two shuttered 4/4 windows like those on the facade and two 6/6 shuttered windows in the 1856 addition. The south elevation of the 1856 addition is defined by two 6/6 sash windows on the first floor and interior brick chimney of stretcher bond.

The east elevation features an enclosed shed-roof porch distinguished by latticework, six 6/6 windows, an eight-light door with a shed roof supported by semi-arches resting on scroll brackets, and an exterior end brick chimney.

The interior of the house reflects the construction and floor plan of the original log core, ca. 1830. The entrance hall and first floor bedroom (northwest elevation) feature the original blue poplar flooring and poplar logs 8" to 12" deep and 18' to 31' long. The first-floor bedroom features a fireplace with rectangular opening and brick surround, a plain frieze, mantel shelf, and unfluted pilasters. A two-panel wood door capped by corner blocks connects the room with the entrance hall and a like door without corner blocks connects the room to the one-room addition at the southwest corner of the house. The original beaded window surrounds and exposed beaded log beams in the ceiling are also extant.

The second floor of the log core is similar in construction except there is no wall or door between the hall and bedroom. The fireplace in the west elevation features a rectangular opening with brick surround, mantel shelf, frieze with multiple fascias, and shouldered architrave. The stairway connecting the two floors of the log core retains the original steps but has reconstructed picket balusters. The logs on this floor measure 18' and 31' in length.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Cool Springs Farm Item number 7 Page 2

In 1856 a two-story addition three rooms deep enlarged the house and contributed to the ell-shape of the house. The three rooms downstairs function as a living room, dining room, and kitchen while the three upstairs rooms are used as two bedrooms and a library. Both the kitchen and library have been extensively remodeled; however, the window surrounds in the library retain the original wood graining. The remaining four rooms do retain the windows, two-panel doors, door surrounds, baseboards, and fireplace mantels defined by engaged pilasters, plain friezes, and mantel shelves; original to the 1856 addition. As with the other fireplace mantels in the house, these mantels are free of any decorative carving or woodwork.

Of major significance to the property is the extant log and stone crib barn located 250 feet north of the house. The rough-hewn logs measure 25' in length and 12" in depth and feature half dovetail notching. These logs rest on stone pillars 7' high. A later addition with connecting breezeway was added to the west elevation of the barn.

Four other outbuildings are to the rear and east of the house. All outbuildings feature metal roofs and weatherboard or board and batten siding with the exception of the smokehouse which is constructed of concrete blocks. The most significant of these four outbuildings is the granary which has a stone and log foundation visible through the steps, log flooring and interior stairway leading to a storage area. The louvered vents and door of the granary are not original.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☐ commerce	☒ exploration/settlement	☐ philosophy	☐ theater
☐ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates ca. 1830, 1856 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Cool Springs Farm House, ca. 1830 and 1856, and adjoining 11 acres are nominated to the National Register under criteria A and C for its historical and architectural significance. The location and development of the property exemplify the pattern of settlement in virgin territory. The land upon which the house is situated features a slight rise that not only aided in drainage of the property but also enabled the settlers to have a greater view of the surrounding acres. Since an adequate water supply was necessary to survival in virgin territory, it is important to note that Spencer's Creek, so named for Thomas Sharp Spencer, a long hunter and landowner in the area; meanders through the property near the house and barn thus insuring an available water supply for the settlers, their animals and their garden.

Both the Farm House and barn utilized the methods and plan of construction used on the frontier. The early settler had to use those building materials available to him, so it is understandable that the original log house and barn used the stone outcroppings and poplar timber found in the area for the foundations and walls of the buildings. The original two-story log house, ca. 1830, features the hall-and-parlor plan with two rooms downstairs and two rooms upstairs. This floor plan, which was common in seventeenth- and eighteenth-century Virginia, provided that the downstairs hall and room be used for daytime employments such as eating, business, and socializing while the upstairs hall and room functioned as bedchambers. The door-window facade of the Cool Springs Farm House varies from the typical window-door-window facade of most hall-and-parlor plan houses. Also, the door-window facade of the Farm House varies from the door-window facade often used in Tennessee architecture after 1810.

The 1856 addition attests to the increased availability of refined building materials such as weatherboard siding, pilasters, and louvered shutters. The Victorian porch with its scroll brackets, pendants, and turned balustrade also attest to the variety of decorative elements available to rural America in the late nineteenth century.

The history of the land transactions related to the nominated property also reflects the pattern of frontier development. The original owner of the property was Ebenezer Titus, who was granted 640 acres in 1788 as payment for his services in laying the lands allotted to the officers and soldiers of the Continental Army of North Carolina. In 1797 Titus sold the 640 acres to Isaac Batemen for \$1240.00. It can be surmised that Bateman purchased the land for speculation since he sold 120 acres to Stephen Barfield in 1803 for \$1400.00. The land speculator was then replaced by the permanent settler as is evident from Barfield's gift of 203½ acres of land on Spencer's Creek to his sons Lewis and John in 1817. The nominated tract is part of the gift to Lewis Barfield.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property Approx. 11

Quadrangle name Franklin, Tennessee

Quadrangle scale 1:24000

UTM References

A

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3	9	7	8	1	6	0
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3	9	7	8	2	0	0
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Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Andrea Lindsey Stewart, Preservation Consultant

organization N/A

date July 27, 1983

street & number 3944 Woodlawn Drive

telephone (615) 297-6714 or 269-3115

city or town Nashville

state Tennessee 37205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy

State Historic Preservation Officer signature Herbert L. Huger

title Executive Director, Tennessee Historical Commission

date 10/6/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 11/10/83

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet Cool Springs Farm Item number 8 Page 2

In 1819 Lewis Barfield sold his land on Spencer's Creek to Dr. James Carothers, who, according to deed research, was a major landowner in Williamson County. Dr. Carothers probably developed the land and built the log house since there was a residence on the land when Carothers sold 142 acres and 27 poles of the land to his son, Dr. Robert Blake Carothers, in 1850. R.B. Carothers is mentioned as living on the tract in the deed. In 1888 Mary P. Carothers, widow of R.B. Carothers, deeded 10 acres and her house to William A. Jordan, whose property already adjoined hers on the south, east, and west. William A. Jordan owned the property until 1927 when he gave the present 86 acres and the "residence house" to his daughter, Margaret Jordan Church, in exchange for her taking care of him.

When Margaret and her husband, J.F. Church, deeded the land to J.R. Hooser in 1932, a pattern of land transactions developed over the next ten years due to the crisis farmers faced during the Great Depression. Between 1931 and 1942 the property had five owners, three within one year. The land and house were sold to Dr. Charles S. and Florence Robinson in April 1942 and remained in their possession until Florence Robinson's death in 1974 when it was sold to Mr. and Mrs. John H. Noel, III, the present owners.

Charles S. Robinson, Ph.D. served as Chairman of the Department of Biochemistry at Vanderbilt University from 1931 to 1949. During World War I Dr. Robinson worked at the Rockefeller Institute in New York City researching blood chemistry. Although his personal research concerned the acidity levels of organic and inorganic substances and their rate of absorption in the gastro-intestinal tract, Dr. Robinson's major impact was in establishing a separate Division of Nutrition as a part of the curriculum for the Medical School students. This recognition of the importance of nutrition studies as a separate science by Dr. Robinson and his close collaboration with the Departments of Medicine and Surgery led to Vanderbilt's eventual recognition as an international center for the identification and prevention of dietary deficiency diseases as researched by Drs. John B. Youmans, William J. Darby, Rudolph H. Kampmeier, Karl E. Mason, and William Robinson, all Vanderbilt professors of international repute. As Chairman of the Biochemistry Department, Dr. Robinson recruited young scientists whose research included the uses of radioactive isotopes in medicine, the use of radioactive gold in the treatment of cancer, and the development of nuclear medicine. Both Charles and Florence Robinson were active in the organization and continuing operation of the Williamson County Library.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received
date entered

Continuation sheet Cool Springs Farm Item number 9 Page 2

MAJOR BIBLIOGRAPHICAL REFERENCES

Nashville, Tennessee. Tennessee State Library and Archives.

North Carolina Land Grants, Book G7, No. 198, page 107. (Microfilm.)

Davidson County Deed Book D, p. 176. (Microfilm.)

Franklin, Tennessee. Williamson County Register of Deeds Office. Deed Books A1, E, F, T, 13, 55, 63, 78, 236.

Interview with William J. Darby, M.D., Ph.D., on July 20, 1983, Nashville, Tennessee.

Interview with Rudolph H. Kampmeier, M.D., on July 14, 1983, Nashville, Tennessee.

Patrick, James. Architecture in Tennessee, 1768-1897. Knoxville: The University of Tennessee Press, 1981.

Nutrition History Notes, No. 8, June 1980. Nashville: Vanderbilt Medical Center Library.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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received

date entered

Continuation sheet Cool Springs Farm Item number 10 Page 2

SITE BOUNDARY DESCRIPTION

These boundary lines, which enclose about 11 acres of farmland on which the Cool Springs Farm House, barn, and four outbuildings are situated, will serve to protect the pastoral setting and buildings of a working farm.

Beginning at a point 297' directly east of the southeast corner of the smokehouse, follow the fencerow due west to the southwest corner of office outbuilding. Follow fencerow north to the northwest corner of the office outbuilding; then follow a line directly west to the west bank of Spencer's Creek. Follow the north course of the creek to a point where the north bank of Spencer's Creek would intersect with a line running directly north of the starting point.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Cool Springs Farm
Williamson County
TENNESSEE

Working No. OCT 14 1983

Fed. Reg. Date: 2-5-85

Date Due: 11/10/83 - 11/28/83

Action: ACCEPT 11/10/83

Entered in the RETURN
National Register REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| ☐ excellent | ☐ deteriorated |
| ☐ good | ☐ ruins |
| ☐ fair | ☐ unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



































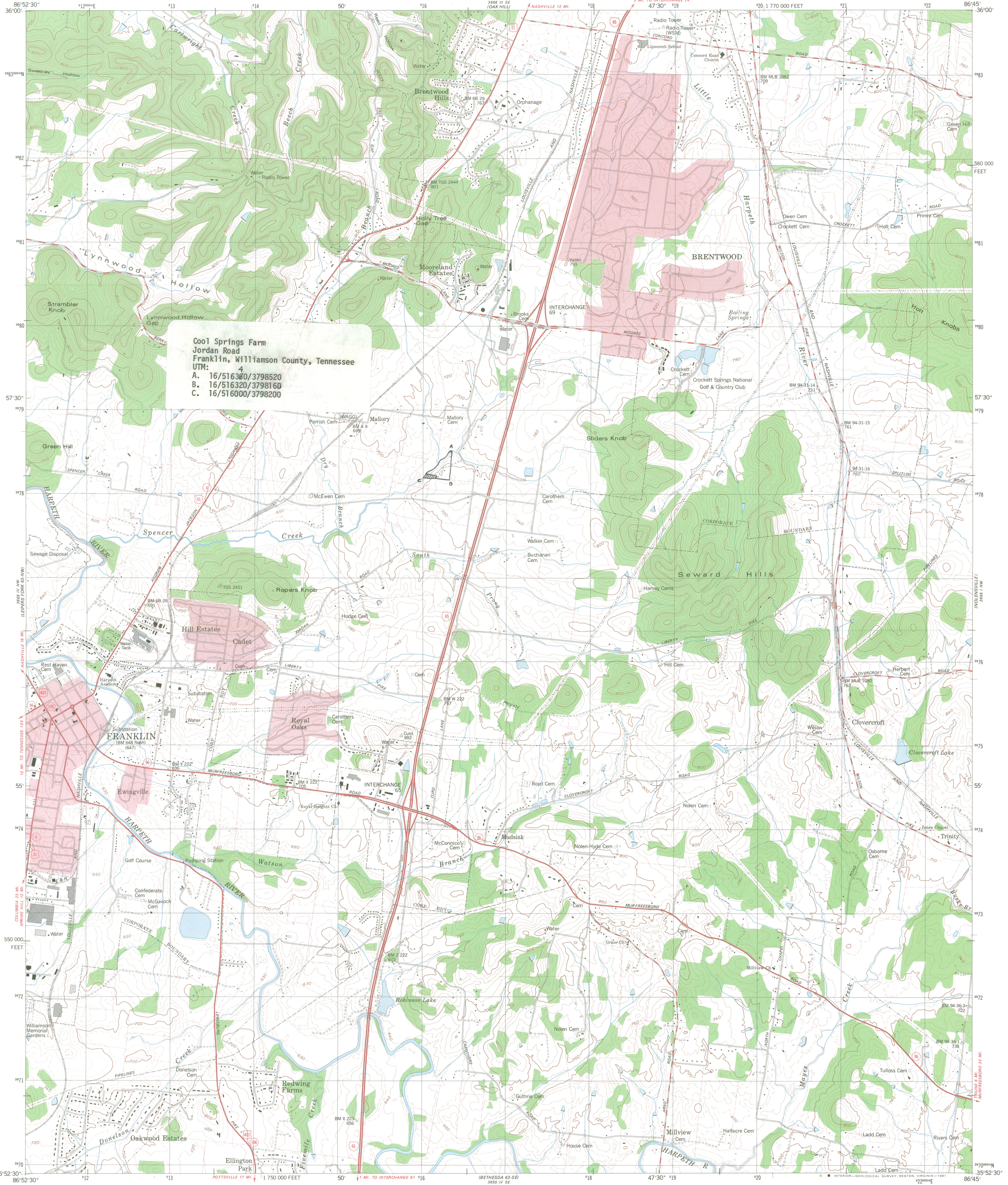












Cool Springs Farm
Jordan Road
Franklin, Williamson County, Tennessee
UTM:
A. 16/516300/3798520
B. 16/516320/3798160
C. 16/516000/3798200

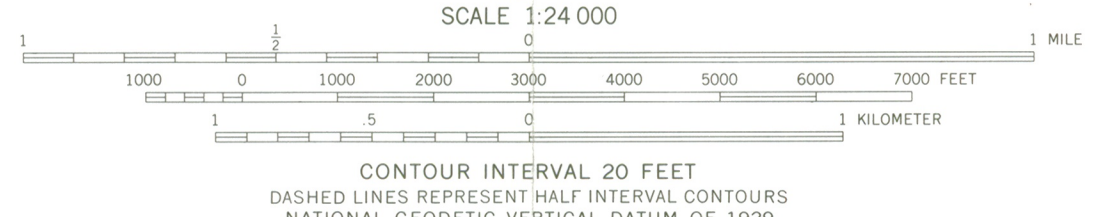
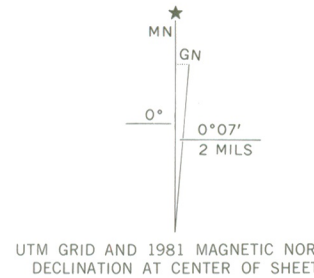
Mapped and edited by Tennessee Valley Authority
Published by the Geological Survey

Control by NOS/NOAA, USGS, TGS, THD, WPA, and TVA
Revised by TVA in 1978 by photogrammetric methods using
aerial photographs taken 1976 and 1980 and by reference to TVA-USGS
quadrangle dated 1949. Map field checked by TVA, 1979
Map edited 1981

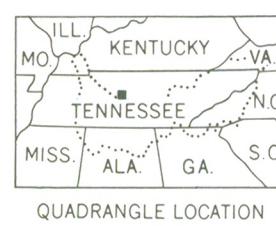
Polyconic projection. 10,000-foot grid ticks based on Tennessee
coordinate system. 1000-meter Universal Transverse Mercator
grid, zone 16. 1927 North American Datum. To place on the
predicted North American Datum 1983 move the projection lines
6 meters south as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines
visible on aerial photographs. This information is unchecked

Red tint indicates areas in which only landmark buildings are shown



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092,
TENNESSEE DEPARTMENT OF CONSERVATION, DIVISION OF GEOLOGY, NASHVILLE, TENN., 37219
AND U. S. TENNESSEE VALLEY AUTHORITY, CHATTANOOGA, TENN. 37401 OR KNOXVILLE, TENN., 37902
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION		(TVA 63-NE)
Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface	
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather	
Interstate Route	U. S. Route	State Route

FRANKLIN, TENN.
N3552.5-W8645.7.5

1981

DMA 3655 IV NE-SERIES V841



Cool Springs Farm
Jordan Road
Franklin, Williamson County, Tennessee

TAX MAP

Scale 1" = 400'

N

114
24.4 Ac.
26 Ac. c

110
59.71 Ac.

1.5 Ac. 116

109
63 Ac. c

112
38 Ac.

113
10 Ac.

117
132 Ac. c

106
59.1 Ac.

107
5 Ac.

111
44.78 AC

111.01
44 AC

121
69 Ac. c

108
116.35 Ac.

118
86 Ac.

119
14 Ac. c

118 - 53

108 - 53

63 Ac. c

121 - 53

1101
20 Ac.

7
90.28 Ac.

9
14 Ac. c

10
90 Ac. c

1102
39 Ac. c

6
85 Ac. c

5
20 Ac. c

13
41 Ac. c

1301
1 Ac.

23
6 Ac. c

21
10.3 Ac.

21.01
10.14 Ac.

21.02
43.43 Ac.

21.03
10.14 Ac.

21.04
10.14 Ac.

21.05
43.23 Ac.

14
11.75 Ac.

22
83.6 Ac.

24
5 Ac.



TENNESSEE HISTORICAL COMMISSION
701 BROADWAY, NASHVILLE 37203
615/742-6716

October 6, 1983

Chief of Registration
National Register of Historic
Places
1100 L Street
National Park Service
U.S. Department of Interior
Washington, D.C. 20240

Dear Sir:

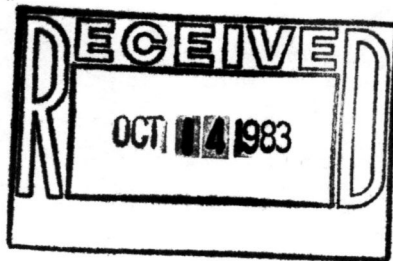
Enclosed please find the forms necessary to nominate Cool Springs Farm to the National Register of Historic Places.

If additional information is needed, please contact me.

Sincerely,

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

HLH:jd
Enclosure



COLLINS, JAMES E., HOUSE

(Resource Name)

88000344

(Reference Number[s])

1127195

(Date form completed)

WILLIAMSON

(County)

TENNESSEE

(State)

G. LAPSLEY

(Completed by)

STATUS:

1. MISSING _____ 2. REMOVED/ ☒ DEMOLISHED 3. NHL _____ 4. TR _____ 5. MRA _____ 6. OVER-SIZED _____ 7. NPS - _____ UNDOCUMENTED 8. DOE - _____ OWNER OBJECTION 9. RESTRICTED _____

EXPLANATION:

1. Missing Status: Entire Folder (); Nomination (); Map(s) (); Photos ()
Available on: Microfiche (); Optical Disk ()

2. MOVED

(Cause for removal)

1117195

(Date Removed)

3. _____
(NHL Name, if different than NRHP Name)

(Date Designated)

4. _____
(If multi-state/county TR, state/county where filed and location)

Williamson County MRA TN

(TR or MRA Name)

5. _____
(If multi-state/county MRA, state/county where filed and location)

6. _____
(Location of oversize file)

7. _____
(Current source of partial documentation)

(Target Date)

- COMMENTS: _____
(Where found, or source of replacement)

(Date Found/Replaced)