The Tennessee Civil War National Heritage Area (TCWNHA) is a statewide program dedicated to the interpretation and preservation of Tennessee’s Civil War and Reconstruction legacies. Partially funded by the National Park Service, the TCWNHA is one of several projects administered by the Center for Historic Preservation at Middle Tennessee State University.

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INTRODUCTION

The Stanton Presbyterian Church is located on South Main Street in Haywood County, Tennessee. The church, modeled after a church in Scotland, was built in 1870 on land donated by Nathan Adams, son-in-law to the town’s founder, Joseph Stanton. In addition to the church, a mausoleum (1872) and auxiliary building (1968) are located on the 2.2-acre parcel.

Stanton Preservation Trust member John Adams contacted the Center for Historic Preservation (CHP) at Middle Tennessee State University and asked for assistance with assessing the condition of the church and providing preservation recommendations to the group. Many Stanton citizens are concerned about the historic extant structures and sites in the town because in recent years buildings have been lost to fire and abandonment. Seeing a need to better understand the condition of the historic church and the preservation needs of the property, the Stanton Preservation Trust asked the CHP to complete a Preservation Plan for the site.

CHP staff and students visited Stanton Presbyterian Church on September 27th, 2016, in preparation for this report. On this trip, they documented the condition of the church, auxiliary building, and mausoleum. From this visit we have compiled this Preservation Plan for the Stanton Preservation Trust. Special thanks are due to John Adams and the mayor of Stanton, Dr. Allan Sterbinsky. This study was made possible by the Tennessee Civil War National Heritage Area.

Figure 1. Stanton Presbyterian Church.
The Stanton Presbyterian Church (35.462361, -89.403705) is located on a 2.2-acre parcel of land on South Main Street in Stanton, Tennessee. The church property is situated on the north side of Main Street and approximately 12.5 miles southwest of Brownsville (county seat). The property is currently owned by the Stanton Preservation Trust, which uses the property for events. In addition to the church, the property includes an auxiliary building and a mausoleum.

Figure 2. Stanton Presbyterian Church site map. Base map courtesy of ESRI.

Figure 3. Haywood County, Tennessee Map. Base map courtesy of ESRI.
HISTORICAL BACKGROUND & CONTEXT

Built in 1870, the Stanton Presbyterian Church served Stanton and surrounding communities for more than a century. Known for its stunning Gothic architecture and imposing marble mausoleum, the church had active education and benevolence programs for many decades. It belonged to the Presbytery of Memphis and the Synod of Memphis, which changed names over time to the Synod of Tennessee (1901), the Synod of the Mid-South (1974), and the Synod of Living Waters (1988). Today the church building is owned by the Stanton Preservation Trust.1

Stanton was founded as Stanton Depot with the coming of the Memphis & Ohio Railroad in 1856. Joseph Blackwell Stanton had sold the right-of-way through his Haywood County plantation (the Woodlands) to the Memphis & Ohio. At the time of the town’s founding, Presbyterians in the area worshiped at a church called Emmaus, located between Stanton and Keeling; the Emmaus church later became an African American Presbyterian church.2

A snapshot of rural Haywood County at the time of the construction of the Stanton Presbyterian Church comes from the 1870 federal census. The county’s population stood at 25,094 individuals (13,832 African Americans, or about 55 percent, and 11,261 whites, or about 45 percent). Of the county’s 41 religious organizations enumerated by the census-taker that year, just 5, or about 12 percent, were Presbyterian.3

Joseph Stanton’s daughter, Grace Stanton Adams, and her husband, Nathan Adams, played a major role in the establishment of the Stanton Presbyterian Church. They provided the land for the church and helped finance the building, which was also funded by contributions from other local Presbyterians. Nathan Adams, president of the Memphis & Ohio Railroad and a man of varied business and agricultural interests who had once owned approximately 200 slaves, served as one of the first elders. The Adamses did not have any children of their own but reared two of their nephews. Nathan Adams’s success as a railroad president and the land and capital contributed to the marriage by his wife enabled them to prosper during the economically challenging post-Civil War period.4

The Stanton church’s appearance is attributed to Nathan Adams, who had apparently seen a similar church while traveling in Scotland and wanted to replicate the building in Stanton; he is said to have secured the plans for that church and brought them back with him. The name and location of the Scottish church are not known at this time. Nathan Adams conveyed the land for the church to the elders in June 1877, for the sum of ten dollars.5

Two years after the church was erected, the Adamses imported Italian marble for the construction of a mausoleum on the church grounds. The Adamses envisioned the mausoleum as a permanent tribute to Joseph Stanton and his wife, Lucy Taylor Stanton. She had died in 1852, he in 1860, and both were buried in the family cemetery at the old plantation. Neither of the Stantons was ever disinterred for burial in the mausoleum, but both Grace (d. 1877) and Nathan Adams (d. 1881) were laid to rest in the memorial, which features a 35-foot shaft topped by a cowed urn. When he conveyed the land occupied by the church and mausoleum to the church elders in 1877, Nathan Adams sought to ensure the perpetuity of the mausoleum, specifying that the land “shall be held sacred by and perpetually for the use and occupation of said monument, and the strip of ground so occupied by it shall never be used for any other purpose.”6
During the late nineteenth century, the church grounds also included a manse and a belfry. Like the mausoleum, the manse was located to the east of the church building, and during the 1870s it served as a school. The belfry housed “the sweetest-toned bell I’ve ever heard,” according to Stanton native Adams Colhoon, a grand-nephew of Nathan Adams whose father had died of over-exertion in the effort to save the manse from fire in 1894.7

The Reverend William Ingram served as the first minister of the church, and upon his death in 1875, he was buried behind the building. In her history of the church, written for Stanton’s centennial in 1956, Averil Taylor lists twenty-one other ministers of the church, including the Reverend Absalom Sydenstricker, father of Pearl S. Buck. Taylor places him in the pulpit for a short time before he went to China as a missionary. The two longest-serving ministers during the church’s first 100 years were the Reverend Houston R. Taylor (1892-1911) and the Reverend W.D. Mathis (1923-1936).8

From its early days, the church had an active women’s group, the Ladies Aid Society. The group first met in February 1871 and elected Grace Adams as president. Its early efforts included raising money for a church bell and a silver communion service and sending clothing to the Presbyterian Church’s Columbia Seminary in South Carolina. Later that decade, the society expanded to include men and changed its name to the Mutual Aid Society but eventually returned to being a women’s organization. By 1956, it was known as the Women’s Auxiliary. Young women of the church belonged to the Annie Gilliam Circle, which continued to be active until at least 1970.9

In 1968, the church expanded with the construction of an Education Building by Stanton Building and Supply Company. Sunday School classes met in the building, and a fellowship dinner was held there after services once a month.10

The Stanton Presbyterian Church was dissolved by the Presbytery of Memphis on January 23, 1996, after its aging members had passed away. A membership organization, the Stanton Preservation Trust raises money for the upkeep of the church buildings and the mausoleum. Plans are for the church to be used for weddings and community events, such as concerts.11

Figure 4. Interior image of the church from the wedding of Ocie Coppedge Cleveland, February 18, 1904. Courtesy of Stanton Preservation Trust.
STANTON PRESBYTERIAN CHURCH
ARCHITECTURAL DESCRIPTION

Exterior

Stanton Presbyterian Church is a historic ecclesiastical structure built in 1870 in the rural township of Stanton in Haywood County, Tennessee. According to local accounts, the church is a replica of a church in England. The church structure is situated on a low rise above street level, with a set-back of approximately fifty (50) feet. A marble monument sits approximately forty (40) feet to the northeast of the church, and an annex building dating to the 1960s adjoins the structure by a breezeway to the northwest. The church is accessed from the street by a concrete stairway and sidewalk. A small gravel parking area to the west of the main church structure connects to the front (south) of the church and the breezeway by concrete sidewalk.

The primary church building is a frame-constructed rural Gothic revival-style, with a steep-pitched front-gable aluminum-clad roofline. The three-bay front or south facade, which faces the street, features a central double-door entry with Y tracery in lancet window above, flanked by equidistant Y tracery in lancet single-hung windows. A set of three smaller pointed-arch windows, now shuttered, sits over a ledge above the front entryway, and the facade is topped with a steep-pitched bell tower with belfry. The south entrance to the structure sits nine steps above ground level, with concrete stairs leading up from the front sidewalk to the double doors.

The structure is ornamented with ten evenly-spaced pinnacles that run along the east, south, and west facades. The east and west facades are three bays deep, with Y tracery in lancet single-hung window between each set of ornamental turrets. A vestigial chimney adorns the apex of the roof near the front of the church, and two vestigial chimneys sit astride the apex of the roofline at the rear of the structure.

The exterior of the frame structure is clad in aluminum siding that is molded to mimic board-and-batten design on the front facade. The northwest (rear) facade has unornamented and clad in horizontal vinyl siding, a single rectangular vent is centrally located near the pitch of the roofline. The foundation of the structure contains stone piers, in between which has been backfilled with brick masonry.

The 1960s addition to the northwest of the original church structure is situated at a right angle to the church. The gable-ended rectangular frame structure sits on a cinderblock foundation and is clad in horizontal aluminum siding. Its design echoes the original church structure, with three turreted pilasters each on the south and north facades.

The eastern facade is connected to the original church structure via breezeway, the roof of which is supported with floral-themed decorative wrought-iron posts. This facade contains two asymmetrical bays – a doorway to the south and a small 2/2 double-hung sash window to the north under a gable. Inside the gable are a trio of tall, narrow arched vents, with the tallest vent in the center flanked by two shorter vents.

The southern facade features two asymmetrically-spaced Y tracery lancet single-hung windows. The northern elevation of the structure features a doorway to the extreme west of the facade, a pointed-arch window between two pinnacles, and a projected addition at the eastern end of the facade. The structure is wrapped in a decorative crown of saw-toothed dental ornamentation along the roofline.
**Interior**

The interior is comprised of a small entry narthex and a single sanctuary running the width and breadth of the building. The walls are sheet rock with wood paneling along the lower portion running the entire perimeter of the room. The semi-vaulted ceiling is covered with hardwood decking. A bifurcated set of windows inside the narthex indicates that the ceiling may have been dropped in the center at some point after construction or that the narthex was added at a later date, but further investigation is needed. The floors are hardwood throughout except for the south narthex where the floor has been covered with vinyl.

The front (north) end of the sanctuary contains an entry bay to the far left (west) and an elevated altar and pulpit. The north wall features a recessed pointed arch where the three altar chairs sit. The elevated altar stage makes an ell beginning at the western edge of the arch and making a 90-degree angle at the east wall, forming a small choir loft.

There are two symmetrical rows of three frosted semi-globe lighting fixtures suspended from chains at equidistant intervals running the length of the sanctuary on either side, with a seventh single fixture suspended above the altar from the center of the ceiling at the north end.

Furnishings in the sanctuary include a wooden pulpit, adorned with three relief pointed arches; a communion altar, also containing the trinity arches; three ornate, gothic altar chairs; and three rows of wooden pews, separated by aisles, with the center row being roughly twice the length of the outer rows. Each pew bears a metal plate with an inscription in memory of or in honor of former church members and others associated with the church.

Behind the center row of pews, the northern wall of the south narthex contains a rectangular extrusion that may be the remnants of a coal chimney or other heating system, or may have provided access to the rope pull for the church bell. A small bookshelf sits at either flank of the narthex within the sanctuary, containing hymnals and wooden offering plates from the former congregants. Within the narthex is a small entry table and relics on the wall, including a nineteenth-century daguerreotype of an unidentified man and woman, and a pewter or silver plate bearing the inscription “Presbyterian Church Stanton Ladies Aid Society.” A copper five-bulb chandelier is suspended from a chain in the center of the narthex.

Figure 5. Interior image of the church (north end).

Figure 6. Interior image of the church (south end).
PRESERVATION NEEDS & RECOMMENDATIONS

Church Exterior
Overall, the exterior of the building is in good condition, with some maintenance issues that do need addressing to ensure prolonged stability of the structure. When addressing preservation concerns, it is always advisable to contact experienced professionals. Furthermore, though not currently a National Register of Historic Places property, for future nomination consideration it is critical that repairs and stabilization efforts for historic properties follow the Department of the Interior’s Standards for Preservation.

Secretary of the Interior’s Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

- Inspect, stabilize, and repoint the foundation. Addressing issues with the foundation should be the starting point for any preservation project, because problems found there will affect the entire structure.

The original brick pier foundation, located around the building, contains disintegrating and missing mortar, although most of the visible bricks themselves appear to be in good condition (see Figure 7). You should consult with an expert, such as an architectural conservator or historic architect, to have the mortar repaired. A good repointing repair should last at
least 30 years. A consultant can also determine the cause of the mortar disintegration and possibly make remediation recommendations.

It should be noted that modern Portland cement is not recommended for repair as it is harder than the bricks. This results in cracking bricks surrounding the Portland cement during temperature fluctuations. You should also avoid using synthetic (plastic) caulking. When repairing the joints, it is important to avoid using the “scrub-coating” technique that involves applying a thin layer of mortar over the entire surface and then scrubbing away the mortar on the bricks so that only the mortar in the joints remain. Masonry repair should never be done when the temperature is at or near freezing. Additional care must be taken when applying mortar in hot weather so that it does not dry too quickly. For more information on repointing masonry, see the NPS preservation brief, “Repointing Mortar Joints in Historic Masonry Buildings.”

In addition to repointing the original brick pier foundation, a consultant should evaluate the brick inlay foundation to determine if it is causing strain on the original foundation.

Furthermore, there is evidence of bowing and warping of the building’s foundation. The inward leaning of the foundation is most visible on the west side of the church (see Figure 9) and bowing can be seen in the east wall (see Figure 8). To address these issues, consult with a foundation specialist and structural engineer to discuss stabilization solutions.
• **Soil grading.** As a result of poor soil grading, water does not properly drain away from the building and is a contributing factor to the ongoing deterioration of the Stanton Presbyterian Church (see Figure 10). Grade the soil in order to divert water away from the building. A qualified archaeologist should be on site to monitor the surface disturbance during the soil grading process. In addition to soil grading, the installation of rain spouts can assist in moving rain water away from the building.

According to “Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings,” below grade ground moisture can cause significant damage to historic structures. The following is excerpted straight from that work:

> Proper handling of surface rain run-off is one of the most important measures of controlling unwanted ground moisture. When soil is saturated at the base of the building, the moisture will wet footings and crawl spaces or find its way through cracks in foundation walls and enter into basements. Moisture in saturated basement or foundation walls—also exacerbated by high water tables—will generally rise up within a wall and eventually cause deterioration of the masonry and adjacent wooden structural elements.

Builders traditionally left a working area, known as a builder’s trench, around the exterior of a foundation wall. These trenches have been known to increase moisture problems if the infill soil is less than fully compacted or includes rubble backfill, which, in some cases, may act as a reservoir holding damp materials against masonry walls.

The ground, and subsequently the building, will stay much drier by 1) re-directing rain water away from the foundation through sloping grades, 2) capturing and disposing downspout water well away from the building, 3) developing a controlled ground gutter or effective draining for buildings historically without gutters and downspouts, and 4) reducing splash-back of moisture onto foundation walls. The excavation of foundations and the use of damp-proof coatings and footing drains should only be used after the measures of reducing ground moisture listed above have been implemented.14

• **Mildew growth on north elevation.** Because of the lack of sun exposure on the north elevation, significant mildew accumulation has occurred on the vinyl siding (see Figure 11).

When cleaning vinyl siding, extreme care must be taken to avoid pushing water behind the siding. In some cases, a power washer may be used to clean vinyl siding. Manufacturer’s instructions should be followed when determining if a power washer is suitable for the specific siding on the building. When a power washer is not recommended, vinyl siding can be cleaned using a solution of vinegar (30%) and water (70%) and a soft-bristled brush to remove mildew. For best results, cleaning should begin at the bottom and
the cleaning solution completely rinsed before drying. Other building materials, such as bricks, should be covered and protected from the runoff.

- **Roof maintenance.** Overall, the roof is in good condition. The NPS’s “Preservation Brief 4: Roofing for Historic Buildings” suggests biannual inspections of the roof to monitor and record any changes to the roof’s condition and act accordingly when damage is observed. The roof should be checked following major storms and after winter freezing to ensure there are no leaks. A roofing specialist can assist in evaluating the condition, as well as offering suggestions for long-term upkeep, particularly in rust prevention and maintenance. For more information on roofing considerations, see “Roofing for Historic Buildings.”

- **Exposed and damaged wood from missing siding on west elevation.** There is rotted wood on the west elevation where a portion of the siding is missing (see Figure 12). The rotted wood needs to be replaced or repaired.

  The section of missing siding has allowed moisture to enter the space behind the siding, potentially threatening the wood underneath. While the siding must be replaced to hinder further moisture and exposure damage to the original structure, the area should be thoroughly examined for further moisture damage, as well as insect infestation. In the presence of either problem, a consultant should be brought in to design a plan for treatment and/or repair.

*Figure 11. Mildew growing on north elevation.*
• **Repair chipped/cracked windows.** The church’s windows have multiple small chips in the glass. The *Secretary of the Interior’s Standards for Rehabilitation* require careful attention to original materials, repairing whenever possible, and replacing windows only when necessary. Consult a window specialist to determine the best course of action for repairing or replacing the windows.

Additionally, the NPS recommends regular evaluation of the physical condition of the windows. In the evaluation, at a minimum, the condition of the paint, frame, sill, sash (rails, stiles, and muntins), glazing, and hardware should be monitored. It is also important to examine windows for any sign of water entry around the edges of the frames. For more information, see the NPS’s “Preservation Brief 9: The Repair of Historic Wooden Windows.”

• **Cracks in front stairs.** The front stairs show evidence of structural instability (see Figure 13). The cause of the cracks in the front stairs must be addressed before any work is done to repair the stairs. The crack is likely caused by ground movement and settling below the stairs and is possibly the result of water accumulation and ground saturation. The movement and settling is impacting the stability of the stairs and has resulted in cracking and dipping in the center. A consultant should be brought in to evaluate the overall stability of the stairs and provide repair suggestions.

![Figure 13. South elevation entrance stairs have cracks and a slight dip in the middle indicative of shifting ground and resulting in a separation between the stairs and the bottom of the front door.](image)

• **Damaged front door/door frame.** The front door frame has separated from the stairs resulting in a small space under the door that needs to be sealed off. Proper repair of this problem, along with fixing the stairs, will help seal the church and limit insect and moisture exposure to the church’s interior.

Additionally, the wood at the bottom of the right door (front) appears to have been damaged at some point, and replacement wood nailed to the original.
There is evidence of paint peeling off the door and the bottom of the door frame. The wood at the areas of peeling paint should be examined to ensure it has not rotted. Peeling paint on wood is caused by moisture collecting behind the paint film, which reduces the adhesion of the paint to the wood. Ensure there is no further wood damage before repainting the affected areas. Any rotting wood should be replaced. Damaged paint can be removed with a putty knife, the area sanded, primed, and painted. See the National Park Service’s “Exterior Paint Problems on Historic Woodwork” for more information.17

- **Wasp infestation.** A large number of wasps were seen flying along the exterior walls with hives located in multiple places. Evidence of wasps gaining access to the inside of the structure exists, indicating the interior of the church is not sealed fully. Contact a licensed pest control specialist to remediate the infestation (see Figure 14).

- **Church Sign Repair.** The Stanton Presbyterian Church sign is missing two characters. Essential to the long-term preservation of historic signs is regular maintenance and inspection to monitor any damage or deterioration. Consult with sign industry professionals about the best course of action to repair the sign. More information about historic sign repair can be found in the NPS preservation brief, “The Preservation of Historic Signs.”18

- **Vegetation removal from on/around building.** Critical to the long-term preservation of any historic structure is grounds maintenance. On the east elevation of the church, vines have grown up the building. In order to avoid damage incurred by vegetation growth on the building, the vines should be removed and grounds regularly maintained to stop future growth. Also, grass growth between the bricks on the foundation poses a threat to the overall condition of the foundation (see Figure 15). Furthermore, precipitation from the installed air conditioning unit has contributed to moss growth along the lower foundation on the east elevation. Vines and other vegetative growth directly on buildings can damage surface materials, as well as cause erosion damage to mortar joints and foundations from root growth below surface.

![Figure 14. Evidence of wasp infestation on church windows.](image-url)
Perform annual inspections. Remember to inspect the Stanton Presbyterian Church on a regular basis for new damage or deterioration. Check the foundation for stability, the walls for water damage, and make sure that there are no leaks in the roof.

Church Interior
The interior of the church is in good condition, with just a few preservation needs to be addressed. See Appendix A: Preserving Historic Church Interiors, ITS No. 6 from the National Park Service Technical Preservation Services for information regarding preservation of the church interior.

Damaged Sheetrock on Walls and Ceiling. At several points within the interior of the church, the sheetrock is beginning to crack (see Figure 16). Whether from structural problems or from age, the sheetrock needs to be evaluated by a professional and repaired or replaced as needed.

Water Damage on Interior Walls
The primary preservation concern in the interior of the church is the water damage on the north and east walls (see Figure 17). “Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings” offers valuable information on moisture control and repairing moisture damage.

According to Preservation Brief 39, the five most common sources of unwanted moisture include:
   a) Above grade exterior moisture entering the building
   b) Below grade ground moisture entering the building
   c) Leaking plumbing pipes and mechanical equipment
   d) Interior moisture from household use and climate control systems.
   e) Water used in maintenance and construction materials.
Regular cyclical maintenance inspections of the walls, floors and ceilings of the church can identify moisture problems when they begin and thus limit the severity of moisture damage. The most common indicators of moisture damage are: mold, mildew, flaking paint or plaster, warped or cracked and rotted wood, and condensation on windows and walls. The NPS suggests the use of a three-tier level of treatment system on any surfaces damaged, or susceptible to moisture damage. “Level I covers preservation maintenance; Level II focuses on repair using historically compatible materials and essentially mitigating damaging moisture conditions; and Level III discusses replacement and alteration of materials that permit continued use in a chronically moist environment.” It is important to note that all moisture control problems should be diagnosed by the appropriate professional, and they should pay close attention to “preserving those materials, features, and finishes that convey the historic character of the building and site.”

Here, the likely sources of moisture are above grade exterior moisture entering the building. Above grade exterior moisture generally results from weather related precipitation that enters through structural cracks, deferred maintenance, or wind and storm damage. Such sources as faulty roofs, cracks in walls, and open joints around window and door openings can be corrected through either repair or limited replacement.

- **Damage to Wood Ceiling and Floor**

  Some areas of the lowered ceiling appear to have some previous water damage and show the wooden slats separating from one another and detaching (see Figure 18). This needs to be repaired.

---

**Figure 17.** Minor water damage to the north and east interior walls.

**Figure 18.** Damaged wood on ceiling that needs repair.
• **Exposed Outlets.** Along the floor inside the church there are several electricity outlets (see Figure 19). Before attempting to use any of the outlets, inspect each one for loose-fitting plugs and replace any missing wall plates so the wiring and electrical components are not exposed. If the electrical system has not been used or inspected recently, it is important to have it inspected prior to use to avoid fire risks and ensure it is up to code.

![Exposed electrical outlet that needs to be covered and inspected prior to use.](image)

• **Insects.** As mentioned in the exterior section, there is evidence of a significant insect presence (see Figure 20). Consult a licensed pest control specialist to evaluate the wooden structure for termites and treat as necessary. Also, ensuring that the building is properly sealed at both doorways and all exterior access points will greatly reduce the insect presence inside the structure.

![Evidence of insects inside the building and damage to the wood floor, which should be inspected to determine its cause.](image)

After completing the required repairs, it is important to create an inspection and maintenance schedule in order to maintain the property and prevent future deterioration. Generating a maintenance plan is advised to ensure that each part of the building is regularly inspected.
Mausoleum
Located on the church grounds is the Adams Mausoleum (Figure 22). Though in good condition for its age, there are a few minor repairs that can be done to protect and preserve the structure.

The primary preservation need for the mausoleum centers on securing the structure to protect it from animal or insect infestation. To do this, the broken tile flooring in the mausoleum's interior, which has left behind a sizeable hole in the entryway, must be repaired (see Figure 21). Because tile is highly susceptible to damage if heavy objects fall on the tile, it is critical that the Adams family masonry faceplates are properly secured in place prior to repairing the floor.

It is important to note that the Secretary of the Interior's Standards for the Treatment of Historic Properties emphasizes the retention of historic materials whenever possible, and urges preservation plans that strive for repair first, and replacement only when necessary. NPS “Preservation Brief 40: Preserving Historic Ceramic Tile Floors” offers valuable advice as to when to replace historic ceramic tile floors. As noted, when a portion of a historic tile floor is severely damaged and cannot be repaired, it must be replaced. The following information is excerpted directly from “Preservation Brief 40: Preserving Historic Ceramic Tile Floors:”

Successful replacement not only depends on the availability of matching tiles, but on the condition of the substrate on which the tiles are laid. Before installing the replacement tiles, any problems, such as settlement or vibration, will have to be addressed, and the height of the new setting bed may have to be adjusted for the thickness of the new tiles.

Unless old, matching tiles can be found and reused, replacement often requires specially fabricated reproduction tiles. In order to replace damaged tiles, it can be helpful to identify the manufacturer and the approximate date of the tiles, if possible.
However, many mass-produced tiles are not marked and give little or no information as to their origin, although stylistic similarities with other marked tiles may sometimes provide a clue as to the manufacturer. Some decorating firms seldom signed their work, while many firms made bisque tiles (plain, unglazed, once-fired tiles) for other companies, as well as their own use. Identifying marks will generally be found on the back of the tile. A mark impressed or molded into the back of the tile may give the name or initials of the company which made the tile or the bisque; sometimes a printed or painted mark indicates if it was decorated by a different company, or artist. Historic building records and construction documents may provide information about the tile company or supplier. Catalogues of the period may also be useful in identifying the tile manufacturer of unmarked tiles.21

An additional maintenance project for the mausoleum is the removal of the graffiti from the west side of the building (see Figure 23). The NPS’s “Preservation Brief 38: Removing Graffiti from historic Masonry” explains that while most graffiti is done using spray paint, it is important to avoid the hasty use of solvents and paint strippers to remove the graffiti as they may permanently discolor or stain the masonry surface if not used correctly. This could result in more permanent damage to the masonry that is oftentimes worse than the graffiti. Furthermore, with painted graffiti, the length of time it has been on the surface is proportionately linked to the solubility of the paint and thus the likelihood of its removal. The longer the paint has been on the masonry, the more difficult it is to remove.

In addition to identifying the type of paint used, it is important to identify the type of masonry. The following is directly extracted from “Preservation Brief 38: Identifying the Graffiti and the Masonry:”

Some types of masonry may react adversely to contact with the various cleaning agents required to break or dissolve the bond between the graffiti and the masonry surface. Thus, for purposes of cleaning, masonry types are often categorized according to whether they are acid-sensitive, non-acid sensitive, or alkali-sensitive. Acid-sensitive stones consisting of carbonate materials may be damaged or even destroyed by contact with acids. Although, in many instances, acidic cleaning compounds are not effective for graffiti removal and generally should not be used for this purpose, it is useful to know that some acid-sensitive materials include: stones such as limestone, marble, travertine, calcareous sandstones and shales; most polished stones; and glazed architectural terra cotta and glazed brick. Non-acid sensitive masonry materials include slate, granite, unglazed architectural terra cotta and unglazed brick. Alkali-sensitive stones may contain silicates, or ferrous, soluble iron compounds that can react with alkalis or water to form severe staining. Alkali-sensitive stones include some granites, Indiana limestone, and many types of sandstone, especially those that are green or grey in color. Glazed and polished

Figure 23. Graffiti on the west wall of the Adams Mausoleum.
surfaces tend to be damaged by both strong acids and strong alkalis.22

Prior to selecting a removal method and cleaning agent, it is important that all materials and techniques be tested on a sample of the historic masonry to determine what the interaction will be. Because most of the graffiti removal chemicals are dangerous to workers and the environment, it is important to consult the product manufacturer’s Material Safety Data Sheets (MSDS) to ensure the least hazardous and most effective materials are used. Additionally, the MSDS will provide information on the proper use and storage of the materials, as well as any known safety considerations to observe when using the products. See “Preservation Brief 38: Removing Graffiti from Masonry” for safety and environmental guidelines, as well as tips for successful graffiti removal.

For more information regarding the care and preservation of the mausoleum, we highly recommend reading Preservation Brief 48 from the NPS Technical Preservation Services.

Preservation Brief 48: Preserving Grave Markers in Historic Cemeteries
Preservation and Maintenance Suggestions
After completing the essential repairs, you will want to implement a regular inspection schedule in order to maintain the property and prevent further deterioration. Having a written maintenance plan will ensure that the entire building is regularly inspected. Below is a recommended inspection checklist from the National Park Service.

**INSPECTION FREQUENCY CHART**

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>MIN. INSPECTION FREQUENCY</th>
<th>SEASON</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>Annually</td>
<td>Spring or fall; every 5 years by roofer</td>
</tr>
<tr>
<td>Chimneys</td>
<td>Annually</td>
<td>Fall, prior to heating season; every 5 years by mason</td>
</tr>
<tr>
<td>Roof Drainage</td>
<td>6 months; more frequently as needed</td>
<td>Before and after wet season, during heavy rain</td>
</tr>
<tr>
<td>Exterior walls and porches</td>
<td>Annually</td>
<td>Spring, prior to summer/fall painting season</td>
</tr>
<tr>
<td>Windows</td>
<td>Annually</td>
<td>Spring, prior to summer/fall painting season</td>
</tr>
<tr>
<td>Foundation and Grade</td>
<td>Annually</td>
<td>Spring or during wet season</td>
</tr>
<tr>
<td>Building Perimeter</td>
<td>Annually</td>
<td>Winter, after leaves have dropped off trees</td>
</tr>
<tr>
<td>Entryways</td>
<td>Annually; heavily used entries may merit greater frequency</td>
<td>Spring, prior to summer/fall painting season</td>
</tr>
<tr>
<td>Doors</td>
<td>6 months; heavily used doors may merit greater frequency</td>
<td>Spring and fall; prior to heating/cooling seasons</td>
</tr>
<tr>
<td>Basement/ Crawlspace</td>
<td>4 months, or after a major storm</td>
<td>Before, during, and after rain season</td>
</tr>
</tbody>
</table>


In addition to creating a regular maintenance and inspection schedule, you may want to consider bringing the structure up to ADA standards. The NPS’s “Preservation Brief 32: Making Historic Properties Accessible” suggests a three-step approach in implementing accessibility modifications: 1) Review the historical significance of the property and identify character-defining features; 2) Assess the property’s existing and required level of accessibility; and 3) Evaluate accessibility options within a preservation context. The following information is taken directly from Preservation Brief 32:

Modifications to improve accessibility should generally be based on the following priorities:
1. Making the main or a prominent public entrance and primary public spaces accessible, including a path to the entrance;
2. Providing access to goods, services, and programs;
3. Providing accessible restroom facilities; and,
4. Creating access to amenities and secondary spaces.

All proposed changes should be evaluated for conformance with the Secretary of the Interior’s “Standards for the Treatment of Historic Properties,” which were created for property owners to guide preservation work. These standards stress the importance of retaining and protecting the materials and features that convey a property’s historical significance. Thus, when new features are incorporated for accessibility, historic materials and features should be retained whenever possible. Accessibility modifications should be in scale with the historic property, visually compatible, and whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired.
Tips for contracting maintenance work
1. Become familiar with work done on similar historic properties in your area so that you can obtain names of possible preservation contractors.
2. Be as specific as possible in defining the scope of work you expect to undertake.
3. Ask potential contractors for multiple references (three to five) and visit previous work sites. Contact the building owner or manager and ask how the job proceeded; if the same work crew was retained from start to finish; if the workers were of a consistent skill level; whether the project was completed in a reasonable time; and whether the person would use the contractor again.
4. Be familiar with the preservation context of the work to be undertaken. Use the written procedures in your maintenance plan to help define the scope of work in accordance with preservation standards and guidelines. Always request that the gentlest method possible be used. Use a preservation consultant if necessary to ensure that the work is performed in an appropriate manner.
5. Request in the contract proposal a detailed cost estimate that clearly defines the work to be executed, establishes the precautions that will be used to protect adjoining materials, and lists specific qualified subcontractors, if any, to be used.
6. Insure that the contractor has all necessary business licenses and carries worker compensation.

Taken from Sharon C. Park, “Maintaining the Exterior of Small and Medium Size Historic Buildings.”
https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm#inspection.

PRESERVATION PRIORITIES
Immediate Tasks
- Address foundation problems. The stability of the church, including the bowing of the walls and leaning foundation, stem from structural issues with the foundation.
- Address drainage and moisture issues. Many of the current preservation needs stem from drainage and/or moisture damage to the foundation and walls.
- Repair the front stairs, which also pose a stability hazard.
- Replace the rotting wood where the vinyl siding is missing, and replace the missing siding.

Repairs to be undertaken within the next six months
- Eliminate the vegetation growth on and near the building (vine and grass removal, as well as mildew and moss removal).
- Pest control.
- Inspect, repair (if possible) and/or replace the glass windows where chips in the glass exist.

All other preservation tasks are outlined in the body of the report.
FUNDING FOR HISTORIC PRESERVATION

Historic Preservation funding is fairly limited for “bricks and mortar” projects. Generally, more preservation grants are available for properties that are listed or are eligible for the National Register of Historic Places. Other options for raising money are through grass roots funding and using fundraising websites and social media campaigns to raise money.

Federal Tax Credit Program
The Federal Historic Preservation Tax Incentives programs encourages private sector rehabilitation of historic buildings. This program is administered by the National Park Service and the Internal Revenue Service in partnership with the Tennessee Historical Commission. A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings. Some basic requirements for this program are one: the property must be eligible for the National Register of Historic Places, and two: properties must be rehabilitated for income-producing purposes (including commercial, industrial, agricultural, rental residential or apartment use.)

Tennessee Historical Commission
The Tennessee Historical Commission accepts grant applications for historic preservation projects, particularly architectural, archaeological, and historic site survey projects. Surveys may be for sites associated with events significant in the state’s history, such as the Civil War. Priorities for funding survey projects will include areas that are experiencing rapid growth and development or other threats to cultural resources. In addition to historic surveys, assistance is available for other types of historic preservation projects. These may include preservation planning studies for towns and planning or pre-development work necessary to undertake restoration of an historic property. The grants are matching grants and will pay for up to 60% of the costs of approved project work. The remaining 40% must be provided by the grantee as matching funds.

Tennessee Civil War National Heritage Area (TCWNHA)
The Heritage Area provides staff expertise and funding to build new educational, tourism, and recreational opportunities across the state. The Heritage Area offers citizens, agencies, local governments, and property owners the following statewide programs:

Professional Service and Outreach:
Program provides trained staff and assistance at no cost to local governments, property owners, and organizations developing heritage programs and projects.

Collaborative Partnerships:
This program allows local governments and non-profit groups to apply for matching funds for programs and projects including interpretive brochures, exhibits, educational materials, and heritage tourism and preservation plans. All funds received from the Heritage Area must be matched 1:1 with non-federal money.

Tennessee Civil War National Heritage Area
Box 80
Middle Tennessee State University
Murfreesboro, TN 37132
http://www.tncivilwar.org
Grants.gov
Grants.gov is a website for federal agencies to post discretionary funding opportunities and for grantees to find and apply to them. Check this Web site on a regular basis for possible historic preservation grants.

Grass Roots Funding
Grass roots funding has helped many private individuals and organizations raise money for restoration projects. With technology and aggressive social media campaigns, these fundraising Web sites can be useful in raising funds:

GoFundMe.com
“GoFundMe” is a crowdfunding and fundraising website. You can set up an account with photographs and a mission. Clearly outline your mission, and include project phases. An example would be Phase I: stabilize foundation; Phase II: replace floor joists; Phase III: replace windows. Having an estimated cost for each phase would also be beneficial to show donors the cost of restoration.

Kickstarter.com
“Kickstarter” is another crowdfunding and fundraising Web site similar to GoFundMe. Unlike GoFundMe, Kickstarter primarily focuses on creative projects, but can be used to raise funds for preservation and restoration projects.

FundRazr.com
FundRazr is similar to GoFundMe as it is a crowdfunding Web site. FundRazr requires a Google+ or Facebook account, and a Paypal account. Another great thing about the site is it allows you to upload videos and include incentives for people who donate; one example would be a personal tour of the property for donors of $1,000.

Preservation Funder
Preservation Funder is another crowdfunding platform dedicated to raising money for historic preservation efforts. Preservation Funder is fairly new and not as well-known as other crowdfunding sites, but its one benefit is that it works only with people and organizations raising money for historic preservation projects. https://preservationfunder.com/
Interpreting The Secretary of the Interior’s Standards for Rehabilitation

Subject: Preserving Historic Church Interiors

Applicable Standards: 1. Compatible Use
2. Retention of Historic Character
5. Preservation of Distinctive Features, Finishes and Craftsmanship
10. Reversibility of New Additions/Alterations

Issue: The appropriate rehabilitation of a historic structure must always preserve significant interior spaces, features and finishes. Large, multi-story interior spaces are often found in theaters, school auditoriums and gymnasiums, meeting halls, and religious buildings. These spaces characterize such building types and should be preserved in rehabilitation projects.

Redundant churches have often been rehabilitated for other uses, some more successfully than others. In historic churches, architectural features such as stained glass windows, choir lofts, altars, and large open spaces are important in defining the historic character of the building. Libraries, museums and historical societies, performing arts centers, community centers, and artists’ studios are often appropriately selected as new uses for historic churches, as there is no need to introduce major architectural changes into the sanctuary space. However, the conversion of churches into apartments, shops or offices may not be as successful since these new uses are likely to require too many changes that are not compatible with the historic character of these interiors. Alterations which compromise or destroy these spaces or which cause the removal of distinctive architectural features and finishes, or which subdivide these two-story spaces and that result in compromising the integrity of these significant spaces, will not meet Standards 2 and 5, and, in some cases, also will not meet Standards 8 and 10.

Application 1 (Incompatible treatment): A simple Gothic Revival church constructed in 1858 was rehabilitated for combined office and residential apartment use. The interior still possessed a high degree of integrity before its rehabilitation with its tray ceiling, twelve large stained glass windows, choir loft, and the large, two-story space of the sanctuary itself. During the rehabilitation the choir loft was demolished, and the construction of a full second floor resulted in bisecting the two-story interior space horizontally. The combination of these treatments resulted in a loss of interior features and loss of the interior space itself in this historic church building. Inserting the new floor level removed the choir loft and, most importantly, resulted in the loss of the

1858 Gothic Revival church building prior to rehabilitation.

Sanctuary with choir loft prior to rehabilitation.

Sanctuary after rehabilitation with new floor and newly divided windows.
Appendix A: Preserving Historic Church Interiors

Application 2 (Compatible treatment): In another example, a small, two-story, rectangular Shingle-style church, built in the late-19th century, was rehabilitated into a single-family dwelling. Prior to rehabilitation, the interior historic finishes still remained intact, as did the sanctuary space itself, by original clear glass casement windows. As part of the rehabilitation, approximately a third of the first floor sanctuary space was partitioned off at the rear and modified for use as two bedrooms. The remaining two thirds of the sanctuary was retained intact as the living room, and the apse became the dining area. The corner rooms (the cloakroom, vestry and rear entry vestibule) were kept in their historic configuration and converted into a bathroom, kitchen and mudroom, respectively. To permit more light into the interior, plaster panels at the back of the apse were removed and replaced with clear, single-paned glass windows. The existing stairway provided access to the choir loft which was converted into a master bedroom and bath with only a minimal amount of alteration, even allowing retention of the historic church organ. This rehabilitation successfully preserved the primary, character defining features, finishes and spaces of this historic church interior.

Adapted from ITS by Mary Grzeskowiak, Mid-Atlantic Region, and Camille M. Marone, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the Secretary of the Interior's Standards for Rehabilitation, are not necessarily applicable beyond the unique facts and circumstances of each particular case.
ENDNOTES

1 Presbytery and synod information from Lisa Jacobsen, senior reference archivist, Presbyterian Historical Society, e-mail correspondence with author, 12/21/2016.


12 L.W. Culbreath, “Stanton.”


