

Crawford House Preservation and Conservation Easement

Baseline Documentation Report

March 27, 2023



Prepared for:



Prepared by Ben Miles

of:
**Shire
Environmental**



On behalf of the:
*Perryville Battlefield
Commission*

Crawford House Preservation Easement Baseline Report

March 27, 2023

Table of Contents

Declarations & Certification of Record	4
Declaration of Acceptance	5
I. Introduction	6
A. Definitions	
B. Purpose of the Baseline Report	
C. Significance of the Property	
D. Public Benefits	
E. Property Location	
II. Preservation and Conservation Values	9
A. Historical and Cultural Values	
B. Scenic Values	
C. Natural and Open Space Values	
III. The Crawford House	11
A. Architectural Features	
B. State of Deterioration	
C. Current Ownership and Use	
D. Previous Ownership	
IV. Physical Description of the Property	13
A. General Information	
B. Trees & Vegetation	
C. Driveway & Sidewalk	
D. Utilities	
E. Nearby Land Use	
F. Environmental Hazards, Ground Disturbance, Erosion, Mining	
V. Summary of Preservation Easement	15
A. Purpose	
B. Rights Granted to the Easement Holder	
C. Easement Restrictions	
D. Landowner Obligations for Upkeep	
E. Reserved Rights	
F. Casualty Damage or Destruction	

VI. Methods & References..... 17

- A. Fieldwork and Equipment
- B. Review and Assistance
- C. Disclaimer about Maps
- D. Authorship
- E. References

Appendices..... 18

- Appendix A Location Map 19
- Appendix B Map of Preservation Easement Property 20
- Appendix C Map of Battle of Perryville 21
- Appendix D Georeferenced Photographs 22
- Appendix E Photographs of Crawford House 27
- Appendix F Photo-Point Index 36
- Appendix G National Register Nomination 37
- Appendix H Preservation and Conservation Easement 58



Declarations

Location of the Original Baseline Documentation Report

The original signed document is stored by the Kentucky Heritage Council at a secure and fire-proof storage location. This original document was placed in this location in _____ of 2023.

Accuracy

This Baseline Documentation Report (consisting of 18 pages of text, and 8 appendices including 14 pages of photographs) has been prepared to document the **status – as of March 2023** – of the property protected by the Preservation and Conservation Easement to be reserved by the Kentucky Heritage Council.

In the preparation of this Baseline Documentation Report, I gathered and recorded the information contained herein accurately and in the regular course of the business of Shire Environmental. Further, I declare that the information contained herein accurately reflects field observations and was accurately recorded and transmitted pursuant to Shire Environmental’s customary procedures. The information contained herein was recorded at or near the time that the information was obtained and accurately describes the conditions of the physical features and uses of the Preservation Easement areas.

I declare under the laws of the Commonwealth of Kentucky that the foregoing is true and correct and that this declaration was executed on _____, 2023.

Shire Environmental

By: _____
Ben Miles, Principal

Reliance and Certification of Record

The Kentucky Heritage Council hereby adopts and will rely upon the information contained within this report to describe the current condition of the Preservation Easement areas. Further, this document complies with our general procedures for creating and maintaining business records. This document was prepared in the regular course of our business for the purpose of managing our Preservation Easement portfolio.

We declare under the laws of the Commonwealth of Kentucky that the foregoing is true and correct and that this declaration was executed on _____, 2023.

Kentucky Heritage Council

By: _____
Craig Potts
State Historic Preservation Officer
Kentucky Heritage Council

Declaration of Acceptance:

As representatives of the Commonwealth of Kentucky, owner of the property subject to the Preservation and Conservation Easement which will be held by the Kentucky Heritage Council, we have read and independently reviewed this Baseline Report (consisting of 18 pages of text, and 8 appendices including 14 pages of photographs) and declare that this report accurately describes the status of the features of the Preservation Easement areas as of March 2023.

We declare under the laws of the Commonwealth of Kentucky that the foregoing is true and correct and that this declaration was executed in _____ 2023.

Date

Date

I. Introduction

A. Definitions

Property

The .2971 acre property which includes the Crawford House and which shall be encumbered by a Preservation and Conservation Easement to be held by the Kentucky Heritage Council is at 935 Harrodsburg Road northeast of Perryville, Kentucky and is identified as the “Property” in this document. The Property is more particularly described in the legal description that is attached as Exhibit A to the Preservation and Conservation Easement. The Preservation and Conservation Easement is attached to this document as **Appendix H**.

Preservation and Conservation Easement

A *Preservation and Conservation Easement* for the property that includes the Crawford House (the “Preservation Easement”) will be executed in 2023 and duly recorded in the office of the Boyle County Clerk, **deed book _____, page _____**. The Preservation Easement will be reserved by the Kentucky Heritage Council and is a perpetual legal agreement between the Landowner and the Easement Holders, and their successors. The Preservation Easement shall be a permanent part of the chain of title of the Property, setting forth terms, conditions, restrictions, and prohibitions that permanently protect the .2971-acre Property and its Conservation Values for the benefit of this generation and generations to come. Any future uses of the Property must conform with the stated purposes of the Conservation Easement.

Preservation and Conservation Values

The “natural, scenic, cultural, and historic and open space values” present on the Property are recognized as the “Preservation and Conservation Values” and are important values and attributes that were identified during the project evaluation and planning process, and are specifically recited in the Preservation Easement, and further described in **Section II** of this document, below. The Easement Holder and the Landowner have agreed to permanently protect the Preservation and Conservation Values of the Property via the Preservation Easement.

Easement Holder

The Kentucky Heritage Council will hold the Preservation Easement, and together with its successors and assigns is hereinafter referred to as the “Easement Holder.” The Easement Holder is a qualified holder for the Preservation Easement and is the entity that will be responsible for enforcing the terms of the Preservation Easement to ensure the permanent protection of the Preservation and Conservation Values of the Property. The Kentucky Heritage Council (KHC) is an agency of the Kentucky Tourism, Arts and Heritage Cabinet of the Commonwealth of Kentucky.

Landowner

The Property is owned by the Commonwealth of Kentucky, but it will soon be transferred to a private individual or company. This document uses “Landowner” to refer to the current owners as well as any future owner through sale or other transfer. The Preservation Easement applies to any possible future owner of the Property, whether by transfer through sale or donation, or by changes within the ownership structure of the organization owning the Property through changes in corporate or membership structure.

The 4-acre Tract

As a step in the efforts connected with the creation of the Preservation Easement and expected sale into private ownership, the Property was separated from a larger tract of land in Boyle County. Traditionally, the Crawford House has always been owned and managed as part of the larger tract, which along with the Property comprised just under 4.5 acres. In the survey completed in August 2021, the Property is identified as .2971 acres and the remainder of the larger tract is identified as 4.1899 acres. In some places in this document, the term “4-acre Tract” will be used to refer to the larger parcel of land. Improvements to serve the Crawford House for more recent public uses (e.g. parking and the boy scout pavilion), and previous improvements when it was in private ownership (e.g. barns and outbuildings), as well as the historic importance of the site (e.g. the Crawford Spring) were on the 4-acre Tract. Thus, the history and management of the Property has previously always been tied to the 4-acre Tract.

Secretary’s Standards

The Secretary of the Interior has established “Standards for the Treatment of Historic Properties,” which are “concepts about maintaining, repairing, and replacing historic materials” (<https://www.nps.gov/tps/standards.htm>). Used by the U.S. Department of the Interior related to the Federal Historic Preservation Tax Incentives program and codified in 36 C.F.R §67, and used in the national Historic Preservation Fund and codified in 36 C.F.R §68, the Secretary of the Interior’s Standards (the “Secretary’s Standards”) have become adopted widely by historic districts, commissions, planning agencies, certified local governments, and other historic preservation advocacy groups. The Secretary’s Standards include “Guidelines” with detailed design and technical recommendations for the four approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. In this PCR, the term “Secretary’s Standards” is used inclusively to refer to the relevant standard or guideline in each case.

B. Purpose of the Baseline Report

The purpose of this Baseline Documentation Report (the “Baseline”) is to document the current physical condition of the Preservation Easement property. The scope of the report is confined to the values, purposes, rights and prohibited uses as specified in the Preservation Easement. This Baseline documents the current conditions of the easement area – **as of March 2023** – and therefore may serve henceforth as a reference point for easement monitoring and other land stewardship activities. This Baseline shall not, in any way, be interpreted as granting approval for any past or future actions within the Easement Area. Although this Baseline is intended to provide objective information that supports the Preservation Easement, this report is not intended to supersede the Preservation Easement document. For a complete list of the rights and prohibitions, refer to the Preservation Easement.

C. Significance of the Property

The Crawford House is an important part of the historic and cultural landscape of the Battle of Perryville, which is widely viewed as the most important Civil War battle fought in Kentucky. The Confederate General in command during the Battle of Perryville, Braxton Bragg, used the Crawford House as his headquarters and the messages relayed and orders given by General Bragg and his command at this site helped shape our nation’s history. The Crawford House also served as headquarters of Union General Don Carlos Buell after the Confederate forces fell back toward

Harrodsburg, and very few (if any) other existing buildings in this country served as headquarters for the commanding generals on opposing sides in the same battle. The Crawford House was listed on the National Register of Historic Places in January 1976, and is undoubtedly a well-known landmark along a popular Kentucky Scenic Byway.

D. Public Benefits

Protection of the Preservation and Conservation Values on the Property will benefit the public in several ways. The Property is highly visible from US Highway 68, a Kentucky Scenic Byway, known as North Bragg Street or Harrodsburg Road in Perryville and as Perryville Road in Harrodsburg. The Property contributes greatly to the historic character of the US 68 Scenic Byway. It is estimated that an average of 1,275 vehicles pass the Property every day (maps.kytc.ky.gov/trafficcounts/).

The Preservation Easement for the Property will help achieve important goals and objectives adopted in community-wide planning exercises. The Danville-Boyle County Comprehensive Plan (adopted March 2017) states that one of the Plan's nine Goals is "To recognize and preserve the historic and cultural resources of Danville, Junction City, Perryville, and Boyle County." The first Objective under this Goal is to "Encourage the identification, maintenance, and protection of significant historic buildings, structures, fences and other features through education and where appropriate, designation of local historic districts."

The conservation of the Property also aligns with the Kentucky Conservation Easement Law (KRS 382.800 *et. seq.*).

The preservation of the Property's historic resources advances the mission of Kentucky Heritage Council, which is "responsible for the identification, protection, and preservation of prehistoric resources and historic buildings, sites and cultural resources throughout the Commonwealth." As an agency of the Commonwealth of Kentucky, the Kentucky Heritage Council is committed to achieving public benefits through each project it undertakes, and the protection of the historic significance of the Property achieves the public benefits of permanent protection of historic resources for future generations to enjoy.

E. Property Location

The Property is located about 8/10 of a mile east northeast of Perryville in Boyle County (see **Appendix A**) at 935 Harrodsburg Road, just a few hundred feet east of a large bend in the Chaplin River and about 8 miles west of Danville.

II. Preservation and Conservation Values

The “natural, scenic, cultural, and historic, and open space values” present on the Property are recognized as the “Preservation and Conservation Values” and are “of great importance to Holders, the people of Boyle County and the people of the Commonwealth of Kentucky” (pg. 2 of the Preservation Easement).

A. Historic and Cultural Values

The Crawford House is one of the most important historic buildings associated with the Battle of Perryville, which is one of the most important battles of the Civil War. General Braxton Bragg, commander of the Confederate forces that fought at Perryville, established his headquarters for the battle at the Crawford House in the early hours of the battle on October 8.

“Bragg and his aides arrived in Perryville about half-past nine, just as the Peters Hill fighting reached its climax. Meeting his surprised subordinates at the handsome brick home of John M. Crawford, just north of town on the Harrodsburg Pike and near the camps of the previous night” (Noe, p. 170).

The brick house was adjacent to the Harrodsburg Road, but more importantly it also sat above a reliable spring that provided water despite the crippling drought that had stricken the region. With the Crawford House as his headquarters, Bragg commanded approximately 16,000 men fighting against about 22,000 soldiers engaged out of an army of 55,000 under Buell.

“On the Confederate side, General Bragg ... watched the Battle of Perryville from his command post at the Samuel Crawford House on the city’s north side” (Kolakowski, p. 137)

All day on October 8, 1862, the Confederate Army fought under the command of General Bragg who rode to inspect his troops but received most of his reports and issued his orders from the Crawford House. Conversely, an ‘acoustic shadow’ prevented General Buell from hearing the din of battle most of the day and his command was less effective and less engaged. Nevertheless, as darkness fell on thousands of dead, dying, wounded or weary soldiers, the Confederates had gained but little ground and faced a superior force that might be fully engaged the following day.

“At his headquarters in the Crawford house, Bragg learned from Wheeler who had bravely held off Crittenden’s Second Corps all afternoon on the Lebanon Pike, southwest of Perryville, that the corps was indeed present,” (Peterson, p.85).

Tens of thousands of soldiers fought and over 7,000 men were killed or injured over the course of one day during this bloody and momentous battle. After dark at the Crawford House, General Bragg ordered the withdrawal of his army from the field, thus ending the last Confederate attempt to take Kentucky. Evidence suggests that after General Bragg and the Confederates retreated from the area, General Buell also used the Crawford House as his headquarters during the aftermath of the battle as he considered his options and prepared for his army’s next move.

The historic significance of the Crawford House to the Battle of Perryville and the Perryville Battlefield State Historic Site is almost unparalleled. As a result of its unique importance to our

nation's military history, the Crawford House was listed on the National Register of Historic Places on January 1, 1976. The original part of the house was built around 1840, but unfortunately the house has fallen into disrepair and is in danger of being lost.

B. Scenic Values

The Property borders US Route 68 (Harrodsburg Road), a well-traveled and widely admired Kentucky Scenic Byway. The Crawford House is highly visible and notable to the many travelers on this important and historic road (see photos 1-1, 2-1, HR-1). The Property includes 130 feet of frontage on U.S. 68, and the Crawford House provides an iconic view of a unique historic property, so that "by chance a site significant for its role in a military cataclysm has also exceptional aesthetic value" (Cronan, 1975). The prominent location of the Property and the proximity of the Crawford House to the public road provides important historic context and connection to the Battle of Perryville, the Perryville Battlefield Historic Site, and the historic character of Perryville.

C. Natural and Open Space Values

The open space of the Property contributes to the local ecology and watershed health. The mature trees provide habitat for wildlife and insects, and the open ground on the Property absorbs runoff in heavy rain events. The connection of the Property to the Crawford Spring on the 4-acre Tract, historically and hydrologically through groundwater, ties the Property to an important and unique natural feature.

III. The Crawford House

A. Architectural Features

The Crawford House is a brick house built around 1840 in a style appearing to show transition between the Federal and Greek Revival phases of Kentucky architecture. The original part of the house has a central upper story between two one-story flankers, but later additions to the rear included a kitchen with a bedroom on the second floor. The house sits on a stone foundation. The recessed porch, prominent chimneys, and perpendicular arrangement of the gables combine to present a three-dimensional impression well suited to the house's setting.

The three-part façade features a central gable above a recessed porch behind brick columns. This central gable features a Palladian window with a prominent keystone above. The front door is set back in the recessed porch with a fanlight above featuring rope molding, and four-pane sidelights. Double rows of concentric stretchers outline the arch of the second story Palladian window and the segmental arch of the central opening for the recessed porch.

The front (east-facing) façade features brickwork laid in Flemish Bond style with queen closures. Color changes in bricks and mortar make clear that the brickwork has been rebuilt or completely repaired over the years. The brick columns on the front porch do not match the bond or age of the bricks that comprise the flankers, which appear to be the oldest and most intact to their historic state. The sides of the flankers (north and south facing) are laid in common bond style.

Triple windows on each side of the front façade feature nine over six pane sash with five pane sidelights. One window is apparently boarded up on the west-facing side of the south flanker. One 6/6 window is visible on the second floor of the south side of the main block, and one window opening directly below it is boarded up. Another window opening is apparent on the north side of the second floor of the original portion, though it is boarded up. Interestingly, one window on the second floor of the north facing end was bricked up many years ago but the bottom of this window is below the roof of the northern flanker, possibly suggesting that the flankers were added in an early second phase of construction. Storm windows were added to all of the windows including those on the front.

The north and south gable ends of the flankers do not have windows, and a small chimney is set within these gables. Another chimney is located in the rear of the central roof ridge of the original part of the house.

The rear addition is believed to have been built in the 1960s or early 1970s, replacing an earlier addition that was present in the 1920s. A cistern may have been added at the time of the original rear addition or the subsequent rebuilding. The current rear addition has remnants of vinyl siding over tar paper. One room of the rear addition, apparently a bathroom, adjoins the west facing wall of the north flanker, and the main part of the rear addition adjoins the rear (west facing) of the main block. Doors to the rear addition are located on the north and south sides, with an apparent closet also opening to the outside on the north side. There is one 6/6 window on the second floor on each side of the rear addition, and apparently another window boarded up on the rear (west facing) first floor of the addition.

The state or condition of any interior features of the house could not be assessed during preparation of this report because the doors are boarded up.

B. State of Deterioration

The Crawford House is in danger of deteriorating to the point where it cannot be repaired or restored. While it appears to retain structural integrity, maintenance has not been kept up in recent years, and damage is widespread across the building. Failed gutters and downspouts have caused significant water damage in several locations with part of the brick wall collapsing (see especially photos HR-4, HR-22, HR-23). The doors and windows are boarded up and the house could not be entered during preparation of this report, but evidence of wildlife using the structure is clear. The rear addition is likely to be not repairable and will likely need to be torn down carefully to avoid damaging the original brick portion.

The description of the windows, doors, sidelights immediately above in section III.A. are based on the previous records. Due to the plywood screwed in place, it was not possible to assess the current condition of the glass in any of these openings.

C. Current Ownership and Use

The Property has been owned by the Commonwealth of Kentucky since it was acquired from Boyle County in 2015. The Crawford House has been vacant since long before the acquisition by the Commonwealth, and the structure has been only minimally maintained during this period of ownership by the Commonwealth. The reservation of the Preservation and Conservation Easement is a portion of the transaction wherein the Commonwealth will divest the Property to private ownership.

D. Previous Ownership

Boyle County acquired the Property in the early 1970s and owned the Crawford House when it was nominated for the National Register of Historic Places in 1975. The Property was later sold to the Perryville Battlefield Preservation Association, Inc., who subsequently transferred it to the Boyle County Fiscal Court in 2011. During the 1970s and possibly into the early 1980s, a caretaker lived in the Crawford House, which was the last time anyone resided in the Crawford House.

IV. Property Description

A. General Information

The Property totals .2971 acres and is about 890 feet above mean sea level. There is only one building on it, the Crawford House, which has been vacant and boarded up for over 30 years. The Property slopes slightly to the southwest, but the 4-acre Tract includes steep slopes to the west.

B. Trees & Vegetation

Two large redbud trees are in front of the house, on either side of the walk. They are sprawling mature trees that partly obscure the house from the road. Another redbud is found in the south lawn, and a hackberry tree is near the southwest corner of the house. A line of four trees appears to be approximately along the surveyed south boundary of the Property and includes two dead ash trees. A fence separates the Property and the Perryville Convenience Center, and it is grown up in trees and brush, including maples, hackberry trees, bush honeysuckle, and wintercreeper. A large bush honeysuckle is growing very near the southwest corner of the House.

C. Driveway & Sidewalk

A gravel driveway enters the property from Harrodsburg Road near the northeast corner and runs between the Crawford House and the northern boundary of the Property. Two sections of a concrete sidewalk are located on the front (east) side of the Property, one section ascending three steps from the street level and running to the front porch, and a section that branches off northward to the driveway.

D. Utilities

There have not been electrical utility lines connected to the house for many years, but there remains an old and disconnected weatherhead on the south side of the rear addition (see photo HR-5). Despite that a sewer line runs through the 4-acre Tract, it is believed that the Crawford House has never been connected to city water and relied on the cistern for water. The house was previously connected to a septic system, but the condition of the system is not known.

E. Nearby Land Use

The Property is located in rural Boyle County, and most nearby properties are farms. Most of the farms in the immediate vicinity are cattle farms with haying operations, but there are also large row-crop farms nearby. The Perryville Convenience Center is located adjacent to the Property to the north. Perryville, a historic small town of about 750 residents, is less than one mile to the west-southwest. Perryville has many historic buildings including the historic district of Merchants Row along the Chaplin River. Over 1,200 acres comprise the total protected lands of Perryville Battlefield, about a mile and a half to the west northwest of the Property.

As explained above, the Property was previously a portion of a larger tract of land of just less than 4.5 acres, which included Crawford Spring, frontage on the Chaplin River, the boy scout picnic shelter adjacent to Crawford Lane, and the paved parking area just below the Crawford House. In 2022, the .2971 acre Property that includes the Crawford House was subdivided from the larger tract. The 4.1899 acres that includes the Crawford Spring and the aforementioned minor improvements is owned by the Commonwealth of Kentucky but will not be subject to the Preservation and Conservation Easement.

F. Environmental Hazards, Ground Disturbance, Erosion, Mining

No evidence of hazardous materials or chemical spills were reported or observed during preparation of this report. There is no known record or evidence of mining on the Property. As far is as known, recent ground disturbances have been limited to normal landscaping and limited gardening that has occurred on the Property.

V. Summary of Preservation Easement

The following summarizes many of the significant terms of the Preservation Easement related to how the Property may be used, but this document is not intended to be an exhaustive description of all terms in the Preservation Easement. The summary below does not supersede the Preservation Easement, a copy of which is attached to this document as **Appendix H**.

A. Purpose

In the end, any use of the Property must conform to the Purpose of the Preservation Easement, which is “to assure that, subject to the Reserved Rights, the Property will be retained substantially in its historic, open-space, natural, scenic, architectural and cultural condition and to prevent any use of the Property that will significantly impair or interfere with the Preservation and Conservation Values of the Property.”

B. Rights Granted to the Easement Holder

The Easement Holder has the right to preserve and protect the Preservation and Conservation Values of the Property. The Easement Holder has the right to prevent any activity or use that is inconsistent with the purpose of the Preservation Easement, and also has the right to require restoration of any features damaged by inconsistent uses to their previous condition.

Monitoring: The Easement Holder has the right to enter the Property, for the purposes of monitoring compliance with the terms of the Preservation Easement, with reasonable advance notice to the Landowner (except in emergency situations). The rights to monitor include the right for representatives of the Easement Holder to enter the house to inspect maintenance and structural soundness of the house.

Enforcement: The Easement Holder has the right to correct any violation to the Preservation Easement, including through legal remedies after the Easement Holder has provided 30 days to correct the action. Unless the Landowner prevails in a court proceedings, any costs of enforcement by the Easement Holder shall be paid by the Landowner.

C. Easement Restrictions

The Property may only be used in ways consistent with the Purpose of the Preservation Easement. In addition, the following are prohibited:

The Landowner may not “demolish, remove, deface or raze” the Crawford House or its facades.

Commercial uses of the Property are prohibited.

Unless the Landowner has prior written approval from the Easement Holders, they may not:

- Increase or decrease the height of the facades or the Crawford House,
- Adversely affect the structural soundness and safety of the facades,
- Make any changes, additions, or alterations to the Facades, or cause the removal or any other physical or structural changes to the facades, or
- Erect anything that would prevent the facades from being visible from street level or be incompatible with the historic or architectural character of the site.

No new buildings or structures may be built on the Property, except for certain temporary structures.

Signs and billboards are not allowed, except that signs may be put up that describe the historic attributes of the Property or temporarily advertise the Property for sale or rent.

Disturbances or alterations of the surface topography of the Property are prohibited, including excavation and the mining or removal of any topsoil, gravel, rocks or minerals of any kind.

No new transmission towers or other facility for utilities or communication are permitted, including no cell phone towers.

No new underground storage tanks, and no dumping of trash or waste.

The Property may not be subdivided and may only be conveyed as a single parcel.

New above ground utility lines are prohibited, except for those that are necessary for Crawford House.

The Landowner cannot obstruct any views of the house and its facades from the public road.

D. Landowner Obligations for Upkeep

The Landowner must maintain the facades and structural soundness and safety of the Crawford House, which includes the obligation to replace, rebuild, repair, or reconstruct whenever necessary in accordance with the Secretary's Standards. These affirmative obligations are subject to the specific terms related to Casualty Damage. The Landowner must also "maintain trees, shrubs, and lawns" of the Property "in good condition and appearance."

E. Reserved Rights

The Landowner may use the Property in any ways that are consistent with the Conservation Purpose and are not expressly prohibited in the Preservation Easement. These rights of the Landowner include the right to make any interior renovations to the house not inconsistent with the purpose of the Easement if such changes do not affect the structural integrity of the building, and the right to normal landscaping and the ability to build vegetable and flower gardens.

F. Casualty Damage or Destruction

The Landowner shall notify the Easement Holder within 21 days in the event of any Casualty Damage to the Crawford House, and any immediate work following Casualty Damage is only permitted as related to preventing further damage to the house or public safety. Casualty Damage is defined as sudden damage or loss of elements of the Property due to natural forces that would qualify for a loss deduction under the Internal Revenue Code Section 165(c)(3). Within 90 days of the Casualty Damage, the Landowner must produce a report by a qualified architect that describes the nature of the damage and the feasibility of repairing it, as well as a plan to restore the house to its condition before the Casualty Damage. If the Easement Holder determines that reconstruction is necessary, the Landowner has 18 months to complete the work.

VI. Methods & References

A. Fieldwork and Equipment

Ben Miles of Shire Environmental completed the field work required for this Report on February 14, and March 7, 2023. GPS coordinates for the Photo-Points were established using Shire Environmental's Garmin eTrex 20 GPS unit. All photographs were taken with a Canon PowerShot SX10IS.

B. Review and Assistance

Joni House, previous park manager for the Perryville Battlefield State Historic Site provided critical background information that assisted in preparation of this Baseline. Craig Potts, State Historic Preservation Officer, reviewed and improved the draft Baseline.

C. Disclaimer about Maps

The maps in Appendices A and B presented in this Baseline were created using desktop software and with reference to all available data and maps, including but not limited to the survey and legal descriptions that were completed for the Preservation Easement. However, it is important to note that new surveys were not performed to create these Baseline maps. The maps and the legal description included as Exhibit A to the Preservation Easement should be the ultimate legal guide to boundary locations. The maps created and presented in this Baseline are for illustration purposes only.

D. Authorship

This Baseline was completed by Ben Miles of Shire Environmental. Mr. Miles holds an MS in Environmental Sciences from the University of Tennessee at Chattanooga and has authored Present Conditions Reports and Baseline Documentation Reports for conservation and preservation easement projects that have protected well over 20,000 acres in four states. Over the course of many projects and with input from many partners, Mr. Miles has developed a template and an approach to Baselines that has been reviewed and praised by agency reviewers and land trust authorities.

E. References

Cronan, Mary, "Nomination Form for National Register of Historic Places: Crawford House," 1975, NRIS #76000852.

Kolakowski, Christopher, L., *The Civil War at Perryville, Battling for the Bluegrass*, 2009, The History Press, Charleston, SC.

Noe, Kenneth W., *Perryville, This Grand Havoc of Battle*, 2001, University Press of Kentucky, Lexington.

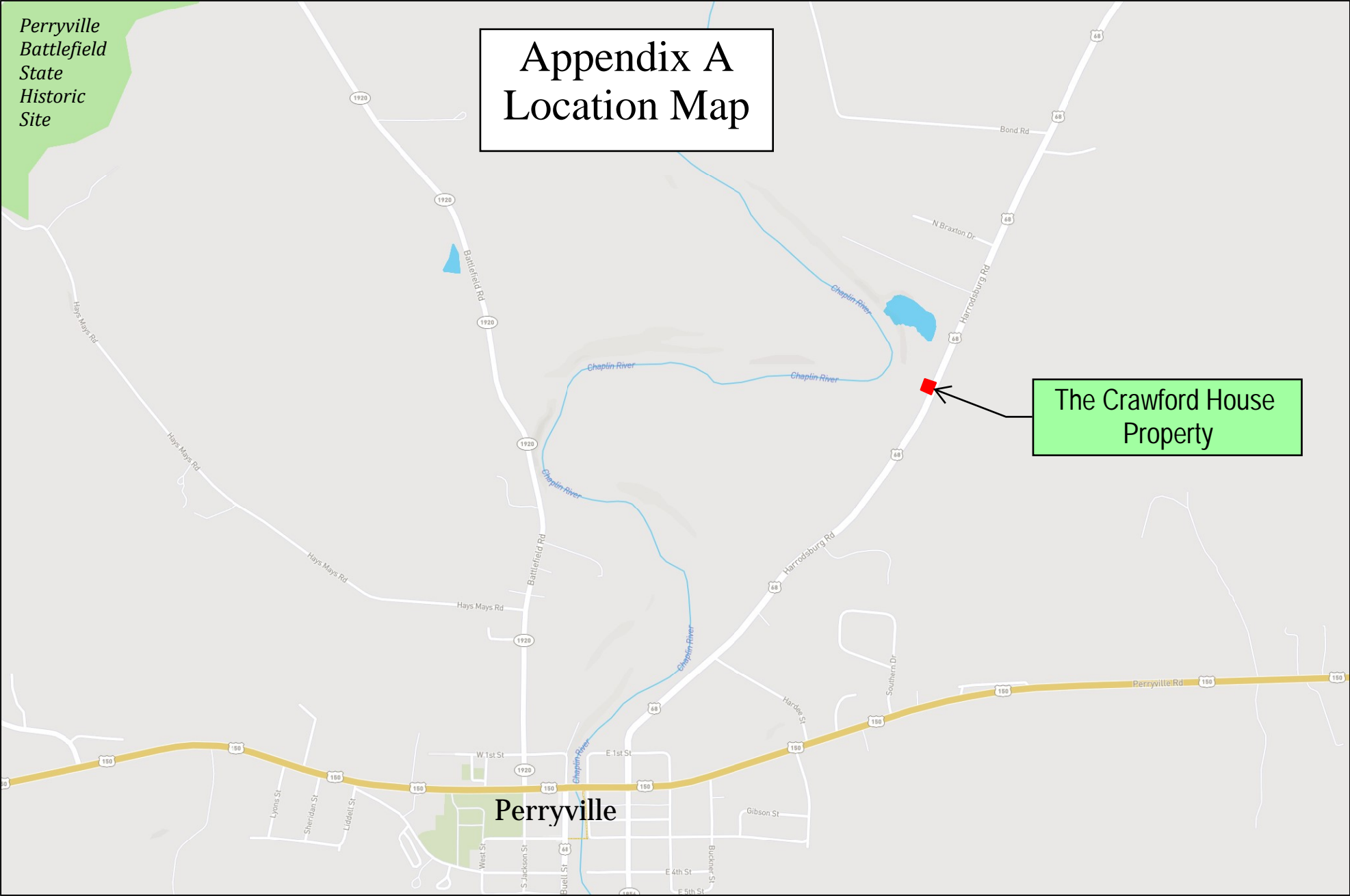
Peterson, Larry, *Decisions of the 1862 Kentucky Campaign*, 2019, University of Tennessee Press, Knoxville.

Appendices

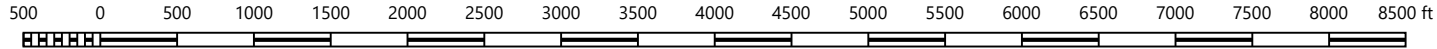
List of Appendices:

- Appendix A Location Map
- Appendix B Map of Preservation Easement Property
- Appendix C Map of Battle of Perryville
- Appendix D Georeferenced Photographs
- Appendix E Photographs of Crawford House
- Appendix F Photo-Point Index
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Appendix A Location Map



Location Map: Crawford House






Scale: 1 : 15000.



Appendix B

Map of Preservation Easement Property

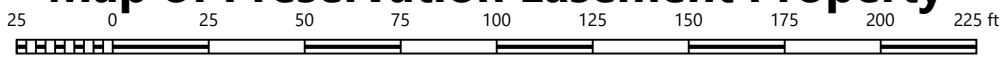


-  Boundary of Preservation Easement Property (approx)
-  Harrodsburg Road (US 68)
-  Georeferenced Photo Point Location

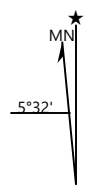
ExpertGPS Basemap: mapbox, OpenStreetMap



Map of Preservation Easement Property



Scale: 1 : 600.



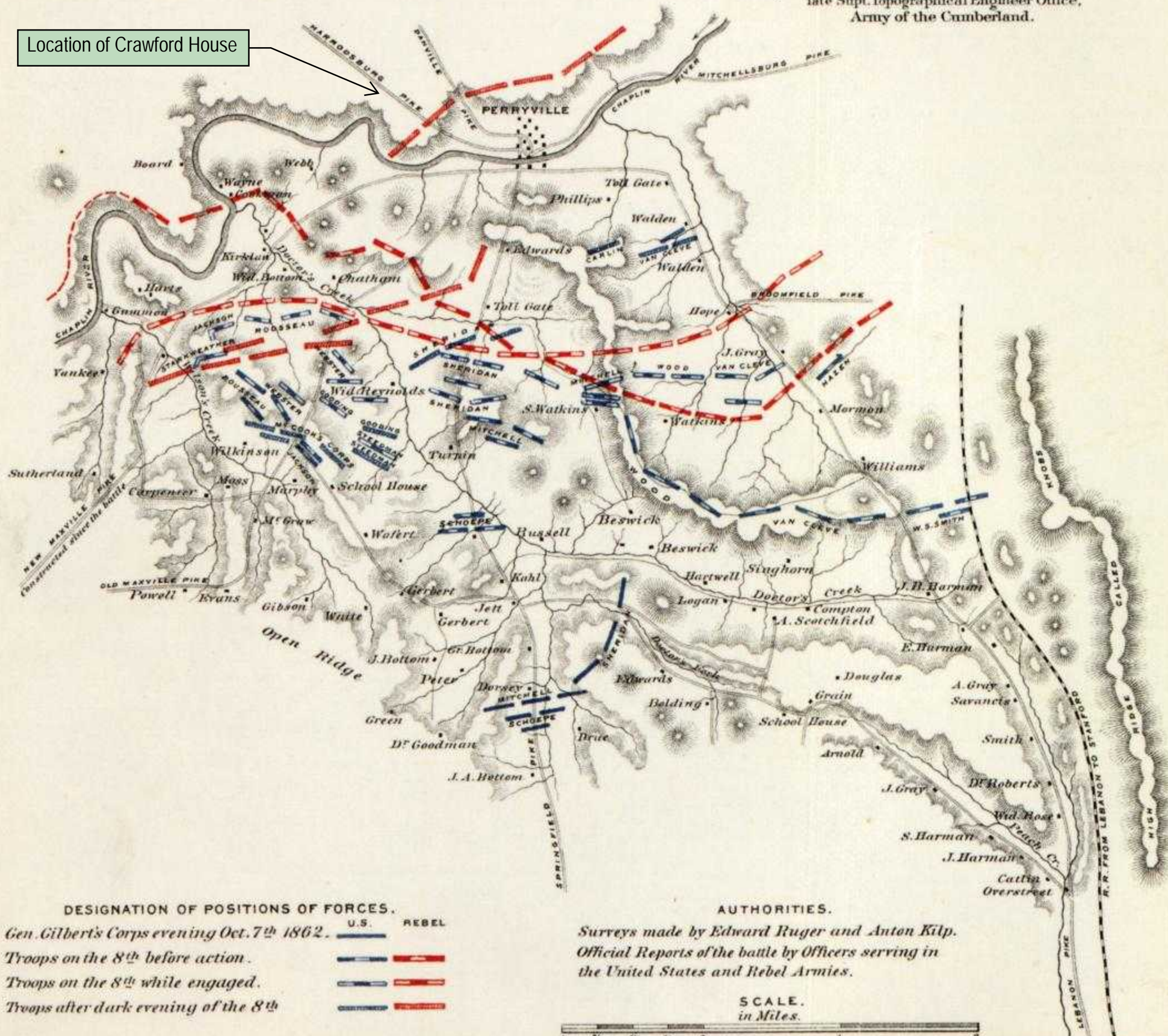
MAP OF THE BATTLEFIELD OF PERRYVILLE, KY.

Commanding U.S. Forces,
MAJ. GEN. D. C. BUELL.
Commanding Rebel Forces,
GEN. BRAXTON BRAGG.

Compiled by
Edward Ruger
late Supt. Topographical Engineer Office,
Army of the Cumberland.

Appendix C
Map of the
Battle of Perryville

Location of Crawford House



Appendix D Georeferenced Photographs

Notes on Photographic Documentation:

1. The term “Photo-Point” refers to a specific place on the ground. This spot is identified with GPS coordinates, and also described in the ‘Location Description.’
2. Multiple photos are taken from each Photo-Point, showing different views from the same spot.
3. A “heading” is included for each photo to give general characterization of the compass heading for the specific photo’s camera angle.
4. Coordinates of all Photo-Points are included in **Appendix E**, and they are depicted in the Map of the Preservation Easement Property included as **Appendix C**.
5. The following photographs in this Appendix E were taken on February 14, 2023.

Photo Point Number: 1

Photo Number: 1-1

Location Description: At northeast corner of Property

Photo Description: Facing south on Harrodsburg Rd (at left), front façade of Crawford House at right, large redbud tree at center

Heading = SSW

Coordinates:

N 38.366324°; W -85.523699°



Photo Point Number: 1

Photo Number: 1-2

Location Description: At northeast corner of Property

Photo Description: Facing northeast corner of Crawford House

Heading = SW

Coordinates:

N 38.366324°; W -85.523699°



Photo Point Number: 1

Photo Number: 1-3

Location Description: At northeast corner of Property

Photo Description: Facing down gravel drive with rear addition to Crawford House at left and brushy northern Property boundary at right

Heading = WSW

Coordinates:

N 38.366324°; W -85.523699°



Photo Point Number: 2

Photo Number: 2-1

Location Description: At southeast corner of Property

Photo Description: Facing north on Harrodsburg Rd with historic marker at center, front façade of Crawford House at left

Heading = NE

Coordinates:

N 38.363820°; W -85.523616°



Photo Point Number: 2

Photo Number: 2-2

Location Description: At southeast corner of Property

Photo Description: Facing southeast corner of Crawford House

Heading = NW

Coordinates:

N 38.363820°; W -85.523616°



Photo Point Number: 2

Photo Number: 2-3

Location Description: At southeast corner of Property

Photo Description: Facing across yard with south side of rear addition at right; trees at left are roughly on southern boundary of Preservation Easement Property

Heading = WNW

Coordinates:

N 38.363820°; W -85.523616°



Photo Point Number: 3

Photo Number: 3-1

Location Description: At southwest corner of Property

Photo Description: Facing across yard to rear of house, addition visible at right; large trees at left are just south of boundary of Preservation Easement Property

Heading = NNE

Coordinates:

N 38.361525°; W -85.523512°



Photo Point Number: 3

Photo Number: 3-2

Location Description: At southwest corner of Property

Photo Description: Facing southwest corner of Crawford House, rear addition on the left

Heading = NE

Coordinates:

N 38.361525°; W -85.523512°



Photo Point Number: 3

Photo Number: 3-3

Location Description: At southwest corner of Property

Photo Description: Facing across lawn with south end of Crawford House at left and historic marker at center; trees at right are roughly on southern boundary of Property

Heading = ENE

Coordinates:

N 38.361525°; W -85.523512°



Photo Point Number: 4

Photo Number: 4-1

Location Description: At northwest corner of Property

Photo Description: Facing back of rear addition to Crawford House

Heading = SSW

Coordinates:

N 38.360772°; W -85.524322°



Photo Point Number: 4

Photo Number: 4-2

Location Description: At northwest corner of Property

Photo Description: Facing northwest corner of Crawford House, rear addition at right and Harrodsburg Rd at left

Heading = SSE

Coordinates:

N 38.360772°; W -85.524322°

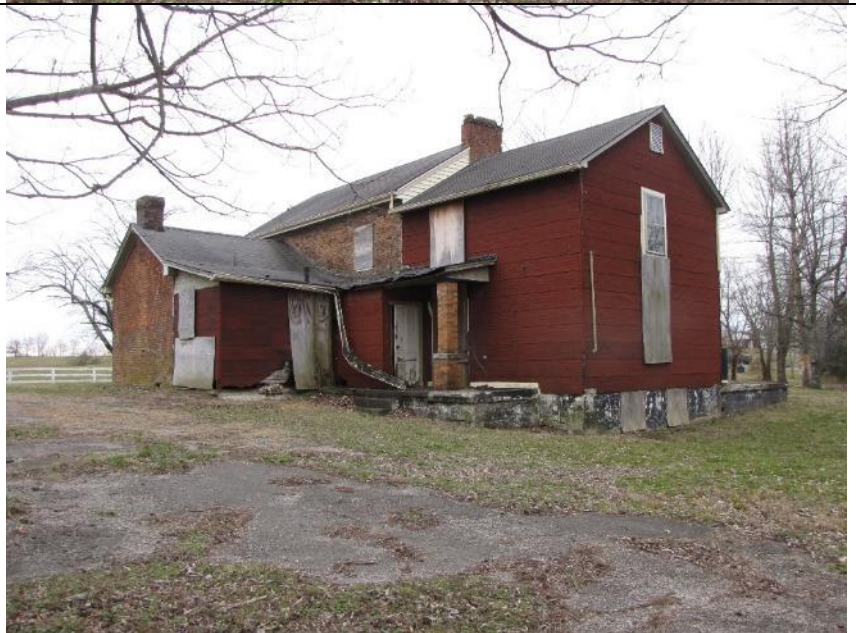


Photo Point Number: 4

Photo Number: 4-3

Location Description: At northwest corner
of Property

Photo Description: Facing down gravel
driveway toward Harrodsburg Rd with north
side of Crawford House at right and brushy
northern Property boundary at left

Heading = ESE

Coordinates:

N 38.360772°; W -85.524322°



Appendix D

Architectural Resources Checklist

Historic Name:	Crawford House
State:	Kentucky
County:	Boyle
Town:	Perryville
Address:	935 Harrodsburg Road
Owner:	Commonwealth of Kentucky
Date of Construction:	1820s
Material:	Brick
Features of Note:	Recessed front porch, Palladian window, fanlight above front door with rope molding, arches of double row concentric stretchers
Major Alterations:	Current addition to the rear replaced an earlier addition in same location.
Present Use:	Vacant
Overall Condition:	Poor

Exterior Condition

<u>Foundation:</u>
Material: Stone and concrete block
Condition: Fair
Photographs: HR-2, HR-3, HR-4, HR-5, HR-6, HR-7, HR-16, HR-20, HR-21, HR-24

<u>Walls:</u>
Material: Brick
Condition: Very poor, deteriorating
Moisture Problems: Yes
Spalling: Extensive
Efflorescence: Yes

<u>Windows:</u>
Condition: Unknown
Storm Windows: Yes
Shutters: No
Photograph #s: HR-1, HR-2, HR-3, HR-5, HR-6, HR-9, HR-10, HR-14

Doors:

Material: Unknown
Condition: Unknown
Storm Doors: Unknown
Photograph #s: none

Cornice/Soffit:

Material: Vinyl, wood
Condition: Fair
Photograph #s: HR-2, HR-4, HR-9, HR-14, HR-15, HR-17, HR-18, HR-23

Gutters:

Material: Aluminum
Condition: Very poor, failed in several places
Photograph #s: HR-4, HR-8, HR-9, HR-17, HR-19

Downspouts:

Material: Aluminum
Condition: Poor, absent in places
Photograph #s: HR-2, HR-4, HR-5, HR-9, HR-24

Roof:

Material: Asphalt shingle
Condition: Fair

Chimneys:

Material: Brick
Condition: Poor, deteriorating
Photograph #s: HR-2, HR-3, HR-5, HR-7, HR-8, HR-9, HR-14

Porches:

Material: Brick and concrete
Condition: Fair
Photograph #s: HR-1, HR-5, HR-6, HR-9, HR-10, HR-11, HR-12, HR-13, HR-19

Interior condition

The condition or presence of any features inside the house could not be determined because access to the interior of the house was not made available during preparation of this report.

Appendix E

Photographs of Crawford House

Photo Number: HR-1

Front façade of Crawford House, with walkway to road in foreground



Photo Number: HR-2

Southeast corner of Crawford House, front façade to the right. Note chimney and no fenestration on south side of flanker.



Photo Number: HR-3

Facing south side of Crawford House. Addition is to left, and Harrodsburg Rd at right side of frame.



Photo Number: HR-4

Facing significant deterioration of brickwork on southwest corner of the southern flanker of Crawford House. Interior corner at left is also failing with many bricks missing (see below photo HR-22)



Photo Number: HR-5

Facing southwest corner with addition at left and south flanker at right.



Photo Number: HR-6

Facing rear façade of Crawford House. Red tar paper encloses the addition. South flanker at right



Photo Number: HR-7

Facing northwest corner of the rear addition to the Crawford House.



Photo Number: HR-8

Facing north side of Crawford House, showing the additions to the rear of the original structure. Note the gutter on the ground in the center of frame.



Photo Number: HR-9

Facing northeast corner of the Crawford House, front façade at left and northern end of north flanker without fenestration.



Photo Number: HR-10

Detail of center portion of front façade, showing double row of concentric stretchers in arch over opening of recessed porch, with fanlight above the front door in shadow at bottom, and storm windows over triple windows on second story above.



Photo Number: HR-11

Facing northern square-headed opening to the recessed porch on the front façade. Note the apparent different age of bricks and mortar between the north flanker at right, and the central block at left.



Photo Number: HR-12

Photo taken inside recessed porch, facing apparently older bricks on the north facing wall and fanlight above front door at right. Note the newer bricks of the column at left.



Photo: HR-13

Photo taken inside recessed porch, facing apparently older bricks on the south facing wall and fanlight above front door at left. Note the newer bricks of the column at right.



Photo: HR-14

Facing top of the front window on the north flanker, with storm windows visible on each part of the triple window. Note the chimney at top right, at north end of north flanker, is deteriorating.



Photo: HR-15

Facing northeast corner of second floor of central block. Note several differences to the apparent age of the bricks and mortar.



Photo: HR-16

Facing basement vent in center of north end of north flanker.



Photo: HR-17

Facing north façade of second floor of central block with boarded up window at center, and bricked in window at left. Rear addition at right edge of frame.



Photo: HR-18

Detail of bricked in window on second floor, north side.



Photo: HR-19

Detail of northwest corner of rear addition, with door into closet at center and pump for water in the cistern.



Photo: HR-20

Detail of boarded up foundation on rear addition on Crawford House.



Photo: HR-21

Facing south end of south flanker, with bricks missing from corner.



Photo: HR-22

Facing south side of original central block portion of Crawford House. Severe deterioration is evident in this interior corner, with wall collapsing and many bricks missing. Note boarded up window at left.



Photo: HR-23

Detail of southwest corner of original portion of Crawford House. Note bricks missing in corner and the severely deteriorating interior corner at center. The gutter at the top of this photo was completely failed as recently as 2020.



Photo: HR-24

Detail of southeast corner of Crawford House, front façade at right. Note downspout out of alignment.



Photo: HR-25

Detail of brickwork on Crawford House, showing inexpert tuck pointing at left, and showing representative mortar bee holes. This less skillful tuckpointing is common across the house, and the mortar bee holes are numerous and widespread.



Appendix F

Photo Point Index

Photo Point Number	Latitude	Longitude	Location Description
1	37.661016	-84.939704	At northeast corner of Property
2	37.660708	-84.939854	At southeast corner of Property
3	37.660818	-84.940148	At southwest corner of Property
4	37.661088	-84.940026	At northwest corner of Property