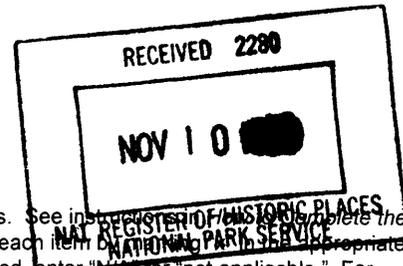


(Oct. 1990)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1007



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions for use of this form. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Johnson-Hach House

other names/site number Johnson, Polk Grundy, House; Hach, Adolph, House; Clarksville High School Dormitory for Boys

2. Location

street & number 403 Greenwood Avenue

N/A not for publication

city or town Clarksville

N/A vicinity

state Tennessee code TN county Montgomery code 125 zip code 37040

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Herbert L. Hays
Signature of certifying official/Title

10/28/98
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Edson H. Beall
Signature of the Keeper

Date of Action

12/10/98

Johnson-Hach House
Name of Property

Montgomery County, Tennessee
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic & Architectural Resources of Clarksville

**Number of Contributing resources previously listed
In the National Register**

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

EDUCATION: education-related, dormitory

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

ITALIANATE

COLONIAL REVIVAL

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK, WOOD, STUCCO

roof TIN, COMPOSITION SHINGLE

other WOOD, TIN, GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMERCE

Period of Significance

1877-1948

Criteria Considerations

(Mark "x" in all the boxes that apply.) N/A

Property is:

- owned by a religious institution or used for religious purposes.
removed from its original location.
moved from its original location.
a cemetery.
a reconstructed building, object, or structure.
a commemorative property
less than 50 years of age or achieved significance within the past 50 years.

Significant Dates

1877, 1917

Significant Person

(Complete if Criterion B is marked)

Hach, Adolph

Cultural Affiliation

N/A

Architect/Builder

Smith, G. Tandy Jr. (1917)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

ous documentation on file (NPS): N/A
reliminary determination of individual listing (36 CFR 67) has been requested
reviously listed in the National Register
reviously determined eligible by the National Register
esignated a National Historic Landmark
ecorded by Historic American Buildings Survey
ecorded by Historic American Engineering

Primary location of additional data:

- State Historic Preservation Office
Other State Agency
Federal Agency
Local Government
University
Other

Name of repository:

MTSU, Department of History

Johnson-Hach House
Name of Property

Montgomery County, Tennessee
County and State

10. Geographical Data

Acreage of Property 6.7 acres

Clarksville, TN 301SE

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 468930 4041980
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Michael Sicuro, Kara Mills, Jason Wyatt, D. Lorne McWatters
organization Middle TN State University, Department of History date April 27, 1998
street & number MTSU Box 23 telephone (615) 898-5805
city or town Murfreesboro state TN zip code 37132

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mr. George Terrell
street & number 12 Dogwood Lane Telephone 931552-3606
city or town Clarksville state TN zip code 37043

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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Johnson - Hach House, Montgomery
County, TN

VII. Architectural Description

The Johnson-Hach House is located at 403 Greenwood Avenue, just south of Madison Avenue (US Highway 41), in Clarksville, Montgomery County, Tennessee. The current parcel originally was part of an entire block owned by the Honorable Cave Johnson, prominent Clarksvillian and United States Postmaster General from 1845 to 1849. The house is now located on 6.7 acres in the residential area of Greenwood Avenue. Polk Grundy Johnson, son of Cave Johnson, received the land from his brother, Thomas Dickson Johnson, in 1875.¹ Polk Grundy Johnson, attorney and Chancery Court Clerk and Master for Clarksville, had the house built circa 1877 for his new wife Nannie T. Johnson in the Italianate style. In March 1917, Adolph Hach, a prominent tobacconist and partner in Rudolph, Hach, and Company, bought the home and remodeled its interiors in the Colonial Revival style.

The Johnson-Hach House is a two-story, brick Italianate home with significant Colonial Revival alterations to the interior and several historic additions to the exterior. The main portion of the house was built circa 1877. Adolph Hach purchased the home in 1917 and ordered alterations to begin that summer that included a circa 1917 portico that was added to the front as well as on the north side with a porte-cochere and screened porch. At the same time, an ell was enlarged and semicircular bay added to the east elevation. At this time, several changes were made to the house by the architectural firm of G. Tandy Smith, Jr.. On the first floor, additions included a beamed ceiling for the dining room and a rear solarium behind the rear parlor. Second floor additions included two bathrooms, a separate shower, and a sleeping porch.² The circa 1917 alterations included replacement of interior mantles, adding fluted columns to the front and rear parlors, as well as the installation of extensive French doors. The only other significant alteration did not occur until 1947, when the Hach family partially enclosed the front portico in order to create a vestibule. No other changes were made to the original entryway, however, and this 1947 vestibule could be easily removed. The current owner, George Terrell, has made mostly structural improvements, such as stabilizing floors, repairing and reassembling the front brick terrace wall (date unknown), and sheet rocking three ceilings, including the dining room, upstairs girls' bedroom and sleeping porch.

¹Montgomery County, Tennessee, Deed Book 16, July 6, 1875, p. 488.

²Adolph Hach, letter dated April 30, 1917. Original in the possession of Bill Roth.

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Exterior

The house is a two-story asymmetrical Italianate building of Flemish bond brick. The front elevation contains three asymmetrical bays and a three bay projection with a conical roof to the south. The circa 1917 portico extends from the front entryway and is connected by a walled terrace (date of construction unknown) to a one-story screened porch and porte-cochere. The circa 1877 portion of the house is covered with a hipped asphalt shingle roof and the foundation is limestone. The circa 1877 portion of the house contains five rooms over five and includes a stair hall. The rear circa 1917 ell addition contains three second-floor rooms over five first-floor rooms.

The front (west) façade, which faces Greenwood Avenue, features a decorative cornice with modillions and a hipped roof with a decorative cresting. The portico displays matching modillions. The main entrance is a 12-light French door that opens into the 1947 enclosed vestibule. The vestibule features a 4-glass block window on each side. The vestibule's circa 1917 entranceway is a 20-light French door with a 7-light fanlight. The porte-cochere and screened porch, at the north end of this elevation, is a one-story circa 1917 addition and also displays matching modillions and shallow arches that are identical to the portico. Original balustrades on the portico and porte-cochere were removed circa 1978. A Flemish bond brick wall encloses the front terrace along the façade from the porte-cochere to the portico. A set of three concrete steps leads up to the front portico.

The second story of the house features two 1/1 double-hung, wood sash segmental arch windows along with a 10-light set of French doors with a 6-light segmental transom. The second story bay has three additional 1/1 double-hung, wood sash segmental arch windows with decorative metal hood moldings. The first story has a Palladian window, probably a circa 1917 replacement of two original circa 1877 windows. A pebbledash center blind arch separates double 10-light casement windows. This window's decorative molding is similar to that of the rest of the house. The first floor projecting bay contains three 1/1 double-hung, wood sash arch windows with decorative metal hood moldings. All sills are made of limestone.

The south elevation of the house is covered with a low-pitched hipped roof with a cornice of modillions. The second story contains three bays in which two are 1/1 double-hung, wood sash segmental arch windows with a double lattice window in between. All three contain matching segmental arch metal hood moldings. The first story contains two, 1/1 double-hung, wood sash,

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segmental arch windows with matching decorative metal hood moldings. An interior chimney rises before the first of the westernmost windows. From this elevation, a portion of the circa 1917 rear solarium addition and ell are visible.

The east (rear) elevation includes the circa 1917 additions and is dominated by a two-story, semicircular pebbledash bay and ell. The pebbledash bay was designed to include a first floor solarium and an enlarged second floor bedroom. The ell contains two first story rooms and a second story sleeping-porch. The second story of the pebbledash bay contains six sets of 10-light casement windows. The first story of the bay contains a set of 10-light French doors with a 5-light transom as well as five sets of 10-light casement windows, each with a 5-light transom. The ell of the east elevation contains an enlarged kitchen and a circa 1917 porch addition, which at an unknown date became divided into a breakfast and laundry room on the first story. The second story sleeping-porch remains.

The ell contains two sections from different periods of construction. The westernmost section is older and is shown on a 1913 Sanborn Map. It is entirely of Flemish bond brick. The easternmost section of the ell is newer and is depicted on a 1927 Sanborn Map. The first story is of brick and the second story is of weatherboard siding. This newer portion is part of the circa 1917 additions. On the southern elevation of the ell, the older portion contains two bays. One is a one-light fixed sash window and the other is a 1/1 double-hung, wood sash. The second story of the newer portion contains a pair of 6/6 double-hung, wood sash windows. The newer section of the first story contains a 9-light door with a 3-light transom. A set of ribbon windows abuts the door to the east, and are all 6/6, double-hung, wood sash. A pilaster terminates this row of windows. A raised terrace, with modern iron railing, encircles the pebbledash bay and terminates with the door of the ell. This terrace originally featured a wooden balustrade that matched the portico and porte-cochere balustrade. It is not known when this feature was removed.

Each story of the ell's eastern elevation contains a row of ribbon windows - each five, 6/6, double-hung wood sash - totaling ten in all. A brick pilaster terminates each end of the first story windows. The first story is brick and the second contains weatherboard siding. A chimney rises from the northern end of the midpoint of the original house and the ell.

The second story, northern portion of the circa 1917 ell addition is of weatherboard siding. It also contains a pair of 6/6, double-hung, wood sash windows. The first floor of this section is brick and

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contains a ribbon window of three, 6/6, double-hung, wood sash windows as well as an unusual 3/3 window that might have been part of a door originally. The ell ties back into the older rear section of the house on the northern side.

The rear elevation of the older section of the house contains a 6/6 door and 3-light transom, which is atop a small entry porch and under a small overhang. Above the rear door is a double, 10-light casement window.

The northern elevation of the house contains a recessed brick portion, which was apparently added sometime after the original circa 1877 construction. It contains a total of four bays with two on each story. The second story contains a 6/6 double-hung, wood sash window as well as a 2/2 double-hung, wood sash window. These do not have the decorative segmental arch hood molds found on other elevations. A 6/6 double-hung, wood sash window and a double 6-light casement window with a 5-light transom are on the first story. A small shed addition at the first story leads to the basement.

The northern elevation of the circa 1877 portion of the house contains a screened porch and a porte-cochere, both added circa 1917, after the Adolph Hach family purchased the house. These features contain modillions and arches that match the front portico. The flat roof of the porte-cochere and screened porch is made of built-up asphalt. The second story of this elevation contains a double, multi-light lattice casement window as well as a 15-light French door with a 4-light transom that opens to the porte-cochere roof. This door also contains a hood molding that matches the windows of the west and south elevations. This northern elevation also contains an interior chimney.

Interior

The interior of the house displays most of its original circa 1877 floor plan. Most of the flooring on the first and second floors is oak and most walls are their original plaster. All circa 1877 rooms have fourteen-foot ceilings. Most of the first floor doors in the circa 1877 portion of the house are either multi-light doors or two-panel doors. Most of the second floor doors are two-panel as well. Historic modifications, dating from circa 1917, include the replacement of mantles in the circa 1877 portion of the house; the addition of fluted Doric columns in the entranceway between the front and rear parlors, the addition of a beamed dining room ceiling, and the addition of modern electric fixtures and radiators throughout. The front and rear parlors contain matching circa 1917 light

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fixtures that were put in at the same time as the porcelain fixture of the solarium. Room additions include the following: a rear kitchen, laundry and breakfast rooms, solarium, vestibule, upstairs sleeping porch, two bathrooms, and a shower bath. More recent alterations include floor covering in the butler's pantry with faux parquet linoleum as well as linoleum in the kitchen, laundry, and breakfast rooms. In addition, the current owner has made the following interior alterations: stabilized the floors in the double parlors, replaced solarium sub-floor and installed carpeting, and sheet-rocked the former girls' bedroom and sleeping porch, as well as the former dining room ceiling.

To aid in clarification of room description and location, each room has been assigned a number corresponding to the attached floor plans.

The vestibule (1), added in 1947, is accessed by a 12-light French door. The north and south walls have 4-light, glass block windows and the floor is modern ceramic tile, installed in 1992. The circa 1917 ceiling is beaded board and the light fixture is new. The inner door, the original circa 1877 main entrance, is a 20-light French door with a 7-light fanlight transom.

The entry hall (2) is the first main room of the house and contains a graceful dogleg staircase, which rises on the north wall and curves upward to the second floor landing. The staircase contains its original circa 1877 newel post, banister, painted spindles, and oak treads. A graceful archway with decorative moldings frames the staircase. The entry hall contains three sets of multi-light French doors, which open into side parlors and the former dining room. A two paneled door, at the far end of the hall, leads into a modern bathroom. A covered radiator is on the south wall.

The front parlor (3) entry is a 24-light French door with 6-light sidelights and a 10-light transom. This bayed front room contains three semicircular arch 1/1 windows. A 1/1 segmental arch window is on the south side of the room next to a Colonial Revival wood mantle. The mantle displays simple carvings as well as a turned colonette on either side. It is unknown when this mantelpiece was bricked-in. A small window seat on the east and a small bookcase on the west flank the mantle. Both are constructed in the former recessed wall space of the projecting fireplace. A small two-foot covered radiator lies beneath the room's projecting bay windows. The baseboard trim in this room and throughout the first floor of the house is approximately eight inches high. This room has a ceiling height of fourteen-feet. A pair of fluted Doric columns flanks the opening to the rear parlor.

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The rear parlor (4) contains a 1/1 segmental arch window in its south wall that matches the front parlor window. A 24-light French door pierces the north wall from the stair hall. It contains 6-light sidelights and a 10-light transom. The baseboard trim duplicates that of the front parlor. A covered radiator, which matches that of the entrance hall, stands in the southeast corner of the room.

The solarium (5) entranceway consists of a pair of 18-light French doors with a pair of 18-light non-operable French doors on its sides. A 17-light transom spreads across these doors. Added circa 1917, the solarium contains five sets of 10-light casement windows, each with a 5-light transom. The southernmost bay has a pair of 10-light French doors with a 5-light transom. This doorway provides access to the terrace outside the solarium. The solarium also includes a circa 1917 porcelain light-fixture. The current owner carpeted the solarium floor in 1992.

The original dining room (6), now used as a living room, contains an entranceway with a set of 18-light French doors with 6-light sidelights, and a 12-light transom is above. The oak floors and baseboards match that of the double parlors. Two sets of 10-light French doors with 6-light transoms flank the mantelpiece. Both sets of doors open onto the circa 1917 screened-porch. The beamed ceiling was installed circa 1917. The chandelier dates to circa 1920. The entire room displays walnut wainscoting that is five feet high. The east wall contains a two-panel door with an enclosed transom that leads to the butler's pantry. The room's ceiling was sheet-rocked in 1992.

East of the dining room is the butler's pantry and a small bathroom with an unknown date of construction. This space does appear on the 1913 Sanborn Map, but it is unknown if it is part of the circa 1877 construction. The butler's pantry (7) is a small rectangular space that serviced the original dining room and the kitchen, which also appears on the 1913 Sanborn Map. The room features a built-in nook with benches for dining. The centerpiece of the nook is a pair of 6-light casement windows with a 5-light transom above. This room also contains a set of built-in cabinets with 9-lights in each door. The flooring is covered with faux-parquet linoleum.

The enlarged kitchen (8), directly east of the butler's pantry, is depicted on a 1913 Sanborn Map. It is not known if this area was a part of the circa 1877 construction, nevertheless, it was enlarged due to the circa 1917 Hach family additions. It appears enlarged on a 1927 Sanborn Map, which also shows the ell containing the laundry and breakfast rooms. The kitchen was remodeled in 1992, but still contains its circa 1917 sinks. The southern wall features built-in cabinets with three doors of 6-lights each. At the southeast corner of the room, a door opens inward to reveal a rear staircase that rises to the second floor. At this same corner, the eastern wall contains a 6/6 double-hung, wood

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sash window that looks into the breakfast room. A 6/6 double-hung, wood sash window is located on the northern wall of the room, immediately to the left of the old dining room door. In the northeast corner of the room is a 6/6 light door with a 3-light transom that leads out to a rear entry porch. On the eastern wall, next to the back door, is a 15-light French door that leads into the laundry (9) and breakfast (10) rooms.

The laundry room (9), like the breakfast room, creates the interior space of the circa 1917 ell. This space was originally part of an open kitchen porch. It is not known when the porch was divided into a separate breakfast and laundry room. The laundry room's (9) long and narrow space includes an enclosed doorway to the left, which originally opened on to a small rear porch, and leaves only a 3/3 light window. Beyond this window are five, 6/6 double-hung windows that line the north and east walls of the room. The ceiling is tongue and groove and twelve feet high. This space also includes three sets of cabinets that include 2 pairs of 6-lights each and one set of 9-lights. The flooring is modern linoleum.

The breakfast room (10), which shares the other half of the ell, also has a twelve-foot tongue and groove ceiling. Six, 6/6 double-hung, wood sash windows make-up the eastern and southern walls with three on each side. The southern wall contains a 9-light door with a 3-light transom that opens to the rear terrace. A 6/6 double-hung, wood sash window is on the west wall of the enlarged kitchen. This window would have originally looked out to the once open kitchen porch that is now the breakfast room. It is not known when this space was enclosed as a breakfast room. This room also has a modern linoleum floor.

The upper stair landing (11), directly atop the central staircase contains a unique stain-glassed skylight, which was added circa 1917. A set of four oak steps lead to a separate bath and bedroom suite at the rear of the house. On the east wall of the stair landing a small, multi-light lattice pane door conceals the rear staircase of the house. A set of three oak steps lead up to the main upper stair hall.

The upper stair hall (12), directly over the central entrance hall, features two, 2-paneled doors on the north and south side of the hall that lead to a side and rear bedroom. A smaller door on the north side leads into a closet and small passageway. The oak flooring matches that of the entire first and second floor. At the western end of the hall stands the entrance to a small alcove. The entry consists of an 18-light French door with 6-light sidelights and a 7-light transom.

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The upstairs alcove (13) is a small space that allows access to the projecting bay bedroom, which is to the south, through a 2-panel door. The alcove also contains a set of 10-light French doors, which open to the roof of the portico, and a 6-light segmental transom. The circa 1917 portico included a balustrade, but this was removed circa 1978.

The projecting bay front bedroom (14) has three, 1/1, segmental arch double-hung, wood sash windows at its west wall. At the center of the south wall, a circa 1917 mantle contains a pilaster and console on each end. A 1/1, segmental double-hung, wood sash window, which matches the three in the projecting bay, is also on the south wall, just east of the fireplace. The east wall contains three 2-panel doors. Two of these conceal small closets, as the third leads into a bathroom. The floors are oak and match those of the rest of the house. The ceiling height is fourteen feet.

A small bathroom (15) connects the front (14) and rear (16) projecting bedrooms. The bathroom contains a set of multi-light lattice casement windows. On the south wall is a small radiator, and the flooring is ceramic tile. This room also contains the added circa 1917 shower bath installed by the Hach family.

The rear projecting bay bedroom (16) is on the southeast side of the house and contains a large archway that opens the circa 1877 part of the room to the circa 1917 addition. The semicircular bay, on the east wall, consists of six sets of 10-light casement windows that open inward. A 1/1, segmental arch double-hung, wood sash window is on the southern wall in the original circa 1877 part of the room. This room has oak hardwood floors that match the rest of the house.

The northwest front bedroom (17) contains two, 1/1 segmental double-hung, wood sash windows on the west wall. A small, uncovered radiator stands beneath. The original fireplace, which is bricked-in, is on the north wall and contains a simply carved mantel. A 15-light French door with a 4-light transom opens to the sun porch and porte-cochere roof. The circa 1917 porte-cochere balustrade was removed circa 1978. The east wall of this room contains two, 2-paneled doors, the one nearest the entrance leading to an attic stairway, and the other into a connecting bathroom.

The connecting bathroom (18) contains a unique set of multi-light lattice casement windows. The room also contains a small radiator and a ceramic tile floor installed in 1992.

Atop the small set of four steps to the left of the stairway landing (11) is a small rear bathroom (19).

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This bathroom connects with a bedroom that belonged to the girls of the Hach family. On the north wall of this bathroom is a narrow, 2/2 double-hung, wood sash window. Most of the fixtures date from the 1920s.

The connecting rear bedroom (20) was the former room of the Hach girls. It contains a 6/6, double-hung, wood sash window on its north wall. The east wall contains a set of 10-light casement windows that open outward with an operable crank. Also on this east wall is a simple chimney breast and rear door. The south wall of this room contains a recessed bookcase with storage space that is behind the attic stairs. A two-panel door leads on to the former girls' sleeping porch. The original plaster ceiling of this room was sheet-rocked in 1992.

The former girls' sleeping porch (21) has been remodeled substantially and remains unfinished. Three steps lead down to the sleeping porch from its connecting bedroom (20). The sleeping porch was added in circa 1917, as the Hach family moved in. A pair of 6/6, double-hung wood sash windows are on the north and south walls of this enclosed porch. Five, 6/6, double-hung, wood sash windows span the eastern wall. The original sleeping porch flooring was replaced with plywood in 1992 and left unfinished. The original plaster ceiling was sheet-rocked in 1992 as well. The west wall of this porch, which is the rear of the pre-1913 addition, has plaster over the original exterior brick.

During the last years of residence by the Hach family, very few alterations were made. In addition, the newest owner has only made minimal changes since 1992. The Johnson-Hach House complements the residential character of Greenwood Avenue with its front brick wall, which is located at the street (NC, date unknown) as well as its landscaped surroundings. The house sits prominently on a large "L" shaped lot that extends easterly, from Greenwood Avenue, and turns slightly north toward Madison Avenue. This rear area of the property remains a partial lawn and is also lightly wooded. A high degree of architectural integrity remains, as the Johnson-Hach house is a landmark Greenwood Avenue residence and is an excellent Clarksville example of nineteenth-century Italianate architecture with Colonial Revival interior modernization.

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County, TN

VIII. Statement of Significance

The Johnson-Hach house is eligible for nomination to the National Register of Historic Places under Criterion "C" as a locally significant example of nineteenth century Italianate architecture with Colonial Revival modifications. In addition, it is eligible under Criterion "B" for its association with tobacconist Adolph Hach of Rudolph, Hach, and Company who was an important and influential figure in Clarksville commerce.

As Colonial Revival architecture was very popular in the 1910s and 1920s, the Johnson-Hach House is an example of a property whose interiors were remodeled in the new style, beginning in the year 1917. During this period, bathrooms, interior columns, French doors, and electric light fixtures were some of the changes made to "modernize" the house. Rear additions include a solarium, an enlarged kitchen, a kitchen porch, screened-porch and porte-cochere, front portico, and upstairs sleeping porches. It is believed that the interior mantles were changed at this time.

Built circa 1877 in Clarksville, Montgomery County, Tennessee, the Johnson-Hach House exemplifies the Italianate style of architecture with its asymmetrical façade and projecting bay, and with such typical stylistic elements such as decorative hood moldings over all circa 1877 windows and modillioned cornices at the roofline. The Johnson-Hach house was modernized after 1917 in the Colonial Revival style, and these historic alterations reflect not only the tastes of the Hach family, but also a very powerful architectural trend of the 1910s and 1920s. Although a few modifications occurred after these changes, the Johnson-Hach House retains its integrity as an Italianate home with Colonial Revival alterations.

The Johnson-Hach House is an example of the large houses being built on the outskirts of Clarksville in the 1870s. It later became one of many fine homes that developed into the prestigious residential neighborhood of Greenwood and Madison Avenues. Originally part of the Cave Johnson estate, this property was an extension of the entire block owned by the Johnson family from Madison Avenue south. Cave Johnson willed this piece of land to his son Thomas Dickson Johnson in November 1868.³ Thomas Dickson Johnson did not live at this property, as there was an earlier structure on this land being rented, but he finally sold the property to his brother Polk Grundy Johnson in 1875.⁴ Polk Grundy Johnson had originally received the nearby family plantation of

³Montgomery County, Tennessee, Will Book, September 1865-June 1906, vol. Q, p. 696.

⁴Montgomery County, Tennessee, Deed Book 16, July 6, 1875, p. 488.

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Blooming Grove at his father's death, but by 1877 a D.G. Beers map depicts the outline of the Johnson-Hach House on Greenwood Avenue. It names Polk Grundy Johnson as the head of household.⁵ Thus, Polk Grundy Johnson had the home built between 1875, the year he acquired the property, and his identification as head of household on the 1877 D.G. Beers map.

Polk Grundy Johnson was the third son of the Honorable Cave Johnson. The Johnson family was very prominent in Clarksville as Cave, a local attorney, was a member of the United State Congress from 1829-1845 and United States Postmaster General under President James K. Polk from 1845 to 1849. Polk Grundy Johnson was a Civil War veteran, attorney, and prominent figure in Clarksville politics. Polk Grundy served in Captain Bailey's Co. 49th Tennessee Regiment of the Confederacy during the Civil War. He was at the Battle of Fort Donelson and surrendered with his company on February 16, 1862. After the surrender, Polk Grundy remained as a prisoner at Camp Douglas, Illinois until he was exchanged at Vicksburg, Mississippi on September 5, 1862. Following his release, Polk Grundy served as a private soldier in the 49th Tennessee Regiment until September 1863. At this time, he was detailed for duty at the headquarters of Brigadier General Quarles. Finally, after being appointed first lieutenant, he was assigned duty as an assistant inspector general on General McComb's staff. In addition, Polk Grundy was the only McComb staff officer present at the surrender of General Lee at Appomattox Courthouse.

Polk Grundy Johnson's first wife Emma Robb, the daughter of Col. Alfred Robb, died in 1872. It was in 1875 that he wed his second wife Nannie W. Tyler. It was this same year that he obtained the property that became the Johnson-Hach House. Polk Grundy Johnson was appointed Clerk and Master of the Chancery Court in 1870 and was re-appointed in 1877, after he moved into his new home. He was appointed for the last time in 1883. His last term did not expire until 1889, the actual year of his death. In addition to serving as Chancery Court Clerk and Master while living in his new home, Polk Grundy was instrumental in the establishment of nearby Greenwood Cemetery. He was also a strong supporter of the Trinity Episcopal Church. He and his wife Nannie raised two children, Cave and Mildred, while living at the Johnson-Hach house.⁶

Polk Grundy Johnson died of Bright's Disease on July 28, 1889 and willed his home to his wife

⁵D.G. Beers & Co., Map of Montgomery County, (Philadelphia: D.G. Beers & Co., 1877).

⁶The Goodspeed Histories of Montgomery County, Robertson, Humphreys, Stewart, Dickson, Cheatham, and Houston Counties, Tennessee. (Columbia: Woodward and Stinson Printing Co., 1972), pp. 1058-59.

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Nannie T. Johnson.⁷ Polk Grundy's widow was left with more debts than actual cash and other assets and was forced to sell extra property in order to pay off the insolvency to retain the Greenwood Avenue residence.⁸ By 1898, the residence officially became Nannie Johnson's as she made the last payment of interest owed totaling, \$2,250.⁹

Nannie Johnson lived at the house on Greenwood Avenue until her death in 1911. At her death, the property was willed to her sister, Emmie Tyler.¹⁰ The property transfer occurred in 1911 and it is not known whether or not she resided in the house. However, by 1912 she had made arrangements to sell the property to the Montgomery County School Board for a sum of \$7,000. The purchase, in association with the Clarksville City School Board, was meant for the establishment of a boy's dormitory for the Clarksville High School across the street on Greenwood Avenue.¹¹ It is not known what changes might have been made to the house for dormitory use. No visible structural changes exist to suggest that the Johnson-Hach House's interiors were ever divided or altered.

In a letter dated March 3, 1917 to Judge C.W. Tyler, Adolph Hach bid \$9,250 cash for the building being used as a boy's dormitory. Hach wrote:

I suggest that the time of possession is fixed for after the end of the present school term, with the exception that I may be granted the privilege of the garden lot behind the building after the proposition is accepted. I feel free to make this offer, as it is my understanding, that my above offer of \$9,250 covers the original cost and the cost of improvements, and as I understand that the building does not prove a paying and satisfying investment of the county, on account of not being adapted to the needs and requirements of a dormitory, and that it has been suggested, that the investment of a like sum would and could acquire property and provide a more suitable dormitory.¹²

A letter of March 7, 1917, from Hach to Judge Tyler reveals that the Montgomery School Board requested a higher offer in order to find a more suitable replacement for the boy's dormitory. Hach wrote:

⁷Montgomery County, Tennessee, Probate Book S, p. 470-71.

⁸Montgomery County, Tennessee, Chancery Court Minutes, 1886-1894, vol. 19, p. 400.

⁹Montgomery County, Tennessee, Deed Book 31, February 19, 1898, p. 303.

¹⁰Montgomery County, Tennessee, Probate Book T, March 28, 1912, p. 101.

¹¹Montgomery County, Tennessee, Deed Book 48, May 1, 1912, p. 17-18.

¹²Adolph Hach, letter dated March 3, 1917. Original in the possession of Bill Roth.

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With due considerations of the fact, that certain improvements can be considered by me as permanent improvements for the property as residence property, whereas naturally certain other improvements are of no tangible value to me, having been made with the view only to create certain facilities for dormitory purposes, I now will increase my bid to \$10,000 net cash, against delivery of title to the property, all other conditions remaining the same.¹³

As of April 2, 1917, it is evident through a letter to Adolph Hach's then landlord, Mr. J.A. Clements of Hopkinsville, Kentucky, that the \$10,000 dormitory bid was accepted by the Montgomery County School Board. Hach declared:

After making some improvements, I contemplate moving there in August or early September, according to the time it will take to get through the various improvements. I therefore remain the renter of your home until six months from the date of your advice of March 21, which will then terminate my lease, with September 21, 1917.¹⁴

In a letter dated April 30, 1917, from Hach to a family friend, Hach outlined his planned improvements to the house:

I figure on improving it with \$3,000 to \$4,000 and possession will take place on June 1. The architect Tandy Smith has made plans that include a great porch in front and swinging round to the side, with part screened-in, a sun-parlor in the rear, sleeping porch above, two bathrooms upstairs, a shower-bath, and a great dining room with an added beam ceiling. The lot is 133 feet wide and the total lot is 470 feet deep. I have right of the garden now and have been busy remodeling it now.¹⁵

G. Tandy Smith, Jr. was born in 1890 in Clarksville. He worked with Hopkinsville, Kentucky architect John T. Waller from 1911 to 1912. From 1912 to 1914 Smith practiced in Clarksville where he designed the city hall and several residences. In 1914 he worked in Paducah, Kentucky, where he remained until 1917. At that time Smith returned to Clarksville where he worked

¹³Adolph Hach, letter dated March 7, 1917. Original in possession of Bill Roth.

¹⁴Adolph Hach, letter dated April 2, 1917. Original in possession of Bill Roth.

¹⁵Adolph Hach, letter dated April 30, 1917. Original in possession of Bill Roth.

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independently and with Clifford Shopbell until 1920. During this time he worked on Hach's residence, along with several other homes in the city. He also designed commercial and industrial buildings, including a warehouse for Rudolph Hach and Company. Smith is known to have designed buildings in Paris, Tennessee and Union City, Tennessee, as well as buildings in western Kentucky.

Adolph Hach officially bought the old Johnson house on April 2, 1917. It was at this time that Hach, in case of his death, declared that the house should be willed to his wife Erna.¹⁶ Adolph Hach was a partner and original founder of the prominent dark-fire tobacco firm of Rudolph, Hach, and Company. Adolph Hach was born on February 24, 1884 in Bremen, Germany. He immigrated to Clarksville, Tennessee in 1903 and lived with the family of Mr. Frank Beaumont. Mr. Beaumont was the son of a pioneering Clarksville tobacconist and increased Hach's knowledge of the dark-fire tobacco industry.¹⁷

Shortly thereafter, Adolph Hach began his own tobacco business and in 1907 joined in a partnership with Mr. Richard Dunzelmann of Clarksville. As of February 1, 1908, Hach and Dunzelmann dissolved their firm and Hach formed a new partnership with Mr. R.S. Rudolph.¹⁸

A 1912 City Directory places Rudolph, Hach, and Company as tobacco brokers located at 216 Main Street in Clarksville. Their warehouse was located at 619-623 Commerce Street.¹⁹ This place of business, however, proved to be only temporary, as by 1917 the firm had relocated to 126 Main Street. At this time, the firm also operated the Lockett Factory at the corner of Spring and McClure Streets. In addition, their warehouse was relocated to 525 North Spring Street and the Planter's Warehouse in Springfield, Tennessee.²⁰

As one of Clarksville's largest exporters of dark-fire tobacco, the firm entered into a partnership with the Universal Leaf Tobacco Company of Virginia as of March 15, 1922. The buying of Rudolph, Hach, and Company stock by Universal Leaf enabled greater access to an increased cash flow for the firm. This money made it possible for Rudolph, Hach, and Company to pay off the

¹⁶Montgomery County, Tennessee, Deed Book 49, April 2, 1917, p. 17.

¹⁷Elinor Martin, "A Study of Clarksville Tobacco and Tobacconists after the Civil War and during the Twentieth Century," (MA Thesis, Austin Peay State University, 1961), p. 85.

¹⁸Ibid., 86.

¹⁹Clarksville City Directory vol. 1 1911-1912, (Asheville: Piedmont Directory Co., 1911-1912), p. 183.

²⁰Clarksville, Tennessee City Directory 1917, (Quincy: W.H. Hoffman, 1917), p. 202.

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cost of some of their warehouses more speedily. Essentially, Universal Leaf was a sort of holding company that increased the firm's buying capabilities. This was also about the time that Mr. R.S. Rudolph left the firm, but its name remained.²¹

Rudolph, Hach, and Company exported Clarksville's famous dark-fire tobacco to the following European countries: Denmark, Norway, Germany, Finland, Switzerland, Belgium, Holland, and at one time Spain. In addition, the company had an export monopoly on the Swedish dark-fire market. In the tobacco production off-season, the company retained its employees in order to process peat moss that was imported from Canada to be sold in Tennessee and Kentucky.²²

Trade blockades, during World War I, greatly affected the business of tobacco exporting to Europe. After the war's end, Mr. Hach and Mr. Dunzelmann's European connections enabled the firm to resume its trade. In the late 1920s and early 1930s, the firm continued its Swedish and Danish monopolies on dark-fire tobacco.²³

The firm's business dealings began to decline greatly during World War II as trade blockades resumed in Europe. According to a letter dated November 6, 1946, from Adolph Hach to Fritz Kneiff of Germany, the tobacco firm had to convert to domestic supply trade with only a few exports open and otherwise very restricted. Hach relates that Clarksville's dark-fire production was greatly restricted by the United States government.²⁴

After the war, the company was able to resume its export to Belgium and Denmark in 1947.²⁵ Even with the firm's renewed export trade to Europe, it had yet to regain its prominence of early years. Adolph Hach remained as president of Rudolph, Hach, and Company until his death in 1950. Before his death, Hach made an effort to better the Clarksville community beyond the dark-fire tobacco industry. He was one of the original promoters of Clarksville Aviation and Airfield and Chairman of the Board of Clarksville Aviation Corporation in 1930. He also had interests in the Dunbar Cave Recreational site, as well as a stockholder in the ACME Boot Company. In addition, Adolph Hach was a supporter of Clarksville Public High School and made monetary contributions

²¹ Anna-Marie Dunzelmann, interview January 27, 1998 and March 26, 1998.

²² Ibid.

²³ Anna-Marie Dunzelmann, interview March 26, 1998.

²⁴ Adolph Hach, letter dated November 6, 1946. Original in possession of Bill Roth.

²⁵ Richard Dunzelmann, letter dated January 7, 1947. Original in possession of Bill Roth.

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as well.²⁶

In Adolph Hach's last years, the house at 403 Greenwood changed relatively little. It is known that a severe storm in 1947 did damage, and some of the tin hood moldings on the front façade were replaced. It was also at this time that the Hach family had the front portico partially enclosed for a vestibule. The contracting firm of R.C. Mathews did this work.²⁷

After Mr. Hach's death in 1950, his wife Erna lived in the house until her death and willed the house to her daughter, Erna A. Hach. Erna had the house's balustrades removed circa 1978 by the Isaac Buck Contracting Firm after another severe storm.²⁹

After Erna A. Hach's death, the Johnson-Hach house and its 6.7 acres was sold to George Terrell in 1992.³⁰ The present owner has made only minor alterations, including sheet-rocking two ceilings in upstairs rooms and the dining room, as well as stabilizing floors in the solarium, and double parlors. In addition extensive work was done to stabilize the floor of the northwest upstairs bedroom as well as the brick walls of the front terrace.³¹

The Johnson-Hach House is a landmark Greenwood Avenue residence as it is an impressive example of Italianate architecture with historic Colonial Revival alterations. It is eligible for nomination to the National Register of Historic Places for its significance in architecture, as well as for its association prominent dark-fire tobacconist Adolph Hach of Rudolph, Hach and Company.

²⁶Bill Roth, telephone interview March 3, 1998.

²⁷Adolph Hach, letter dated July 31, 1947. Original in possession of Bill Roth.

²⁹Tootsie Martin, interview January 27, 1998.

³⁰Montgomery County, Tennessee, Deed Book 488, June 26, 1992, pp. 773-76.

³¹George Terrell, interview April 5, 1998.

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X. Geographical Description

Verbal Boundary Description

The Johnson-Hach house, located at 403 Greenwood Avenue in Clarksville, Montgomery County, Tennessee, sits on approximately 6.7 acres south of Madison Avenue (US Highway 41) (see tax map No. 66-K, Scale 1" = 100').

Boundary Justification

The boundaries for the nominated property include all of the remaining 6.7 acres associated historically with the Johnson-Hach House.

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Photographs

Johnson - Hach House
Montgomery County, Tennessee
Photos by: Allen Henderson and Becky Hall
 Austin Peay State University
Date: August 1998
Neg: Tennessee Historical Commission
 Nashville, Tennessee

West facade, main entrance, facing east
#1 of 22

South elevation, facing north
#2 of 22

Southeast view, facing northwest
#3 of 22

Ell. east elevation, facing west
#4 of 22

Ell, northeast view, facing southwest
#5 of 22

North elevation, facing south
#6 of 22

Detail, porte cochere, facing east
#7 of 22

West facade, facing east
#8 of 22

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Main hall stairway, facing east
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Main hall stairway, detail, facing east
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Dining room, through main hall, facing north
#11 of 22

Front sitting room, looking south
#12 of 22

Doorway into rear parlor, looking north toward stairs
#13 of 22

First floor solarium, looking east
#14 of 22

Dining room doorway into butler's pantry, looking east
#15 of 22

Butler's pantry, facing north
#16 of 22

Kitchen, facing southeast
#17 of 22

Second floor stairway, looking southwest
#18 of 22

Second floor, doorway detail
#19 of 22

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Front bedroom, second floor, looking southwest
#20 of 22

Bedroom, second floor, northeast corner, facing north
#21 of 22

Rear bedroom, second floor solarium, facing southeast
#22 of 22

Figures 1, 2, 3 are historic views, date unknown

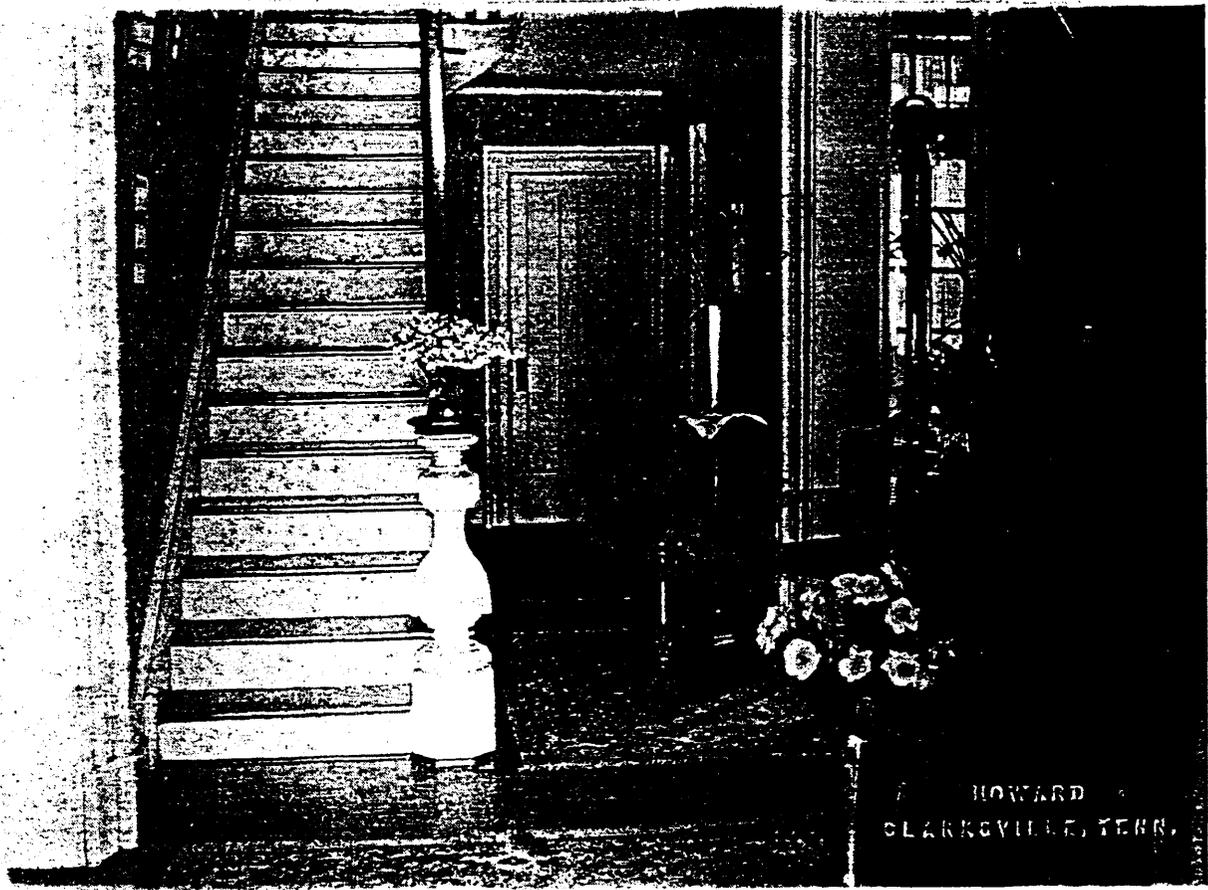


Figure 1 Johnson-Hach house stairhall

Montgomery Co. TN



Figure 2 Johnson-Hach house rear parlor

Montgomery Co TN



Figure 3 Johnson-Hach house original dining room

Montgomery TN

20

AUG. 1913.
CLARKSVILLE
TENN.

Johnson-Hach House
403 Greenwood Avenue
Montgomery County, TN

1913 Sanborn Map



131

MARTIN

E. UNION

E. WASHINGTON

ELDER



127

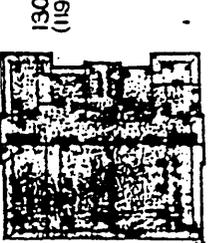
133

CLARK

GREENWOOD AV.

19

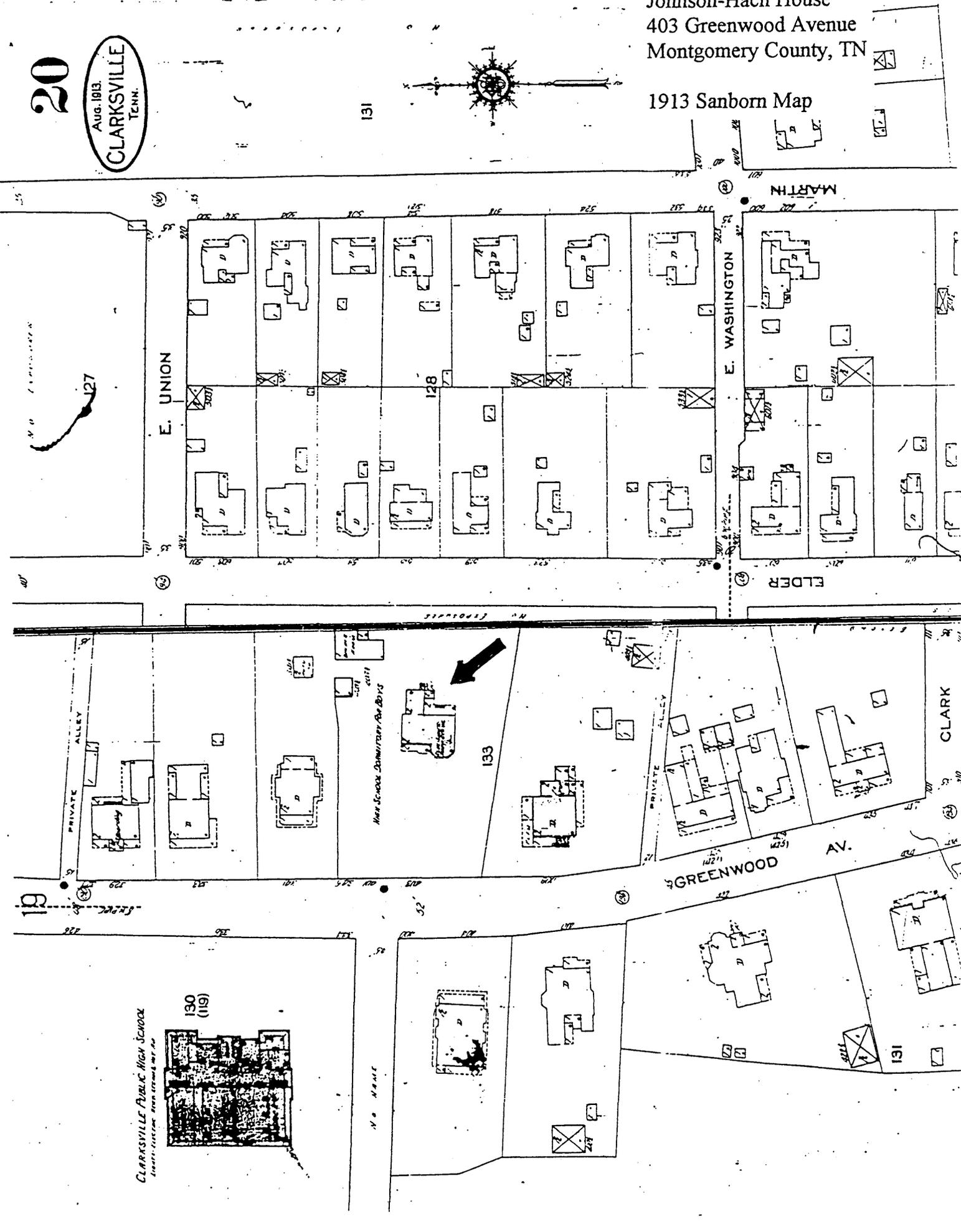
CLARKSVILLE PUBLIC HIGH SCHOOL
Electric - Electric from Greenwood St. Ave.



130 (119)

No. Home

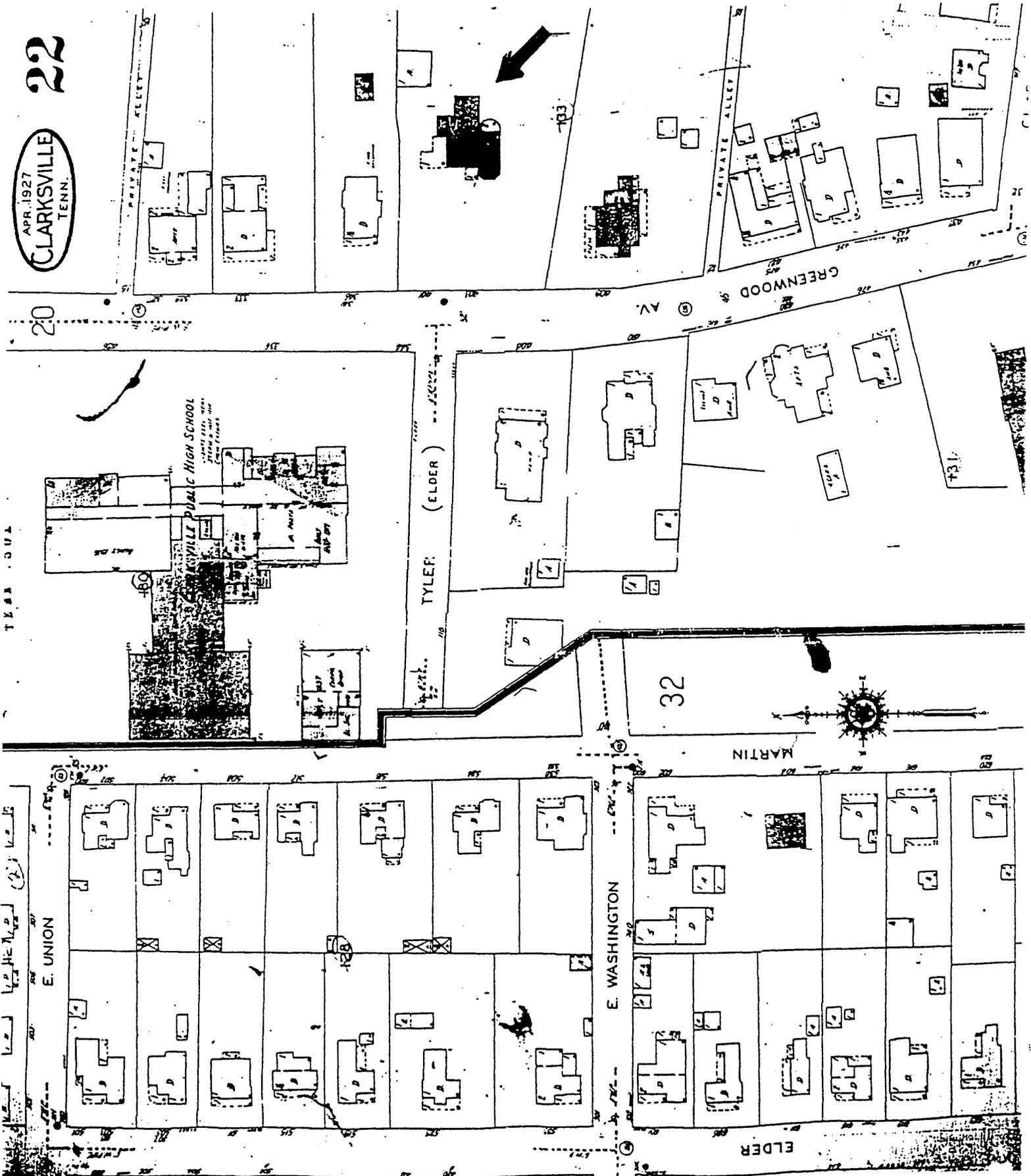
High School Dominant Boys



Johnson-Hach House
403 Greenwood Avenue
Montgomery County, TN

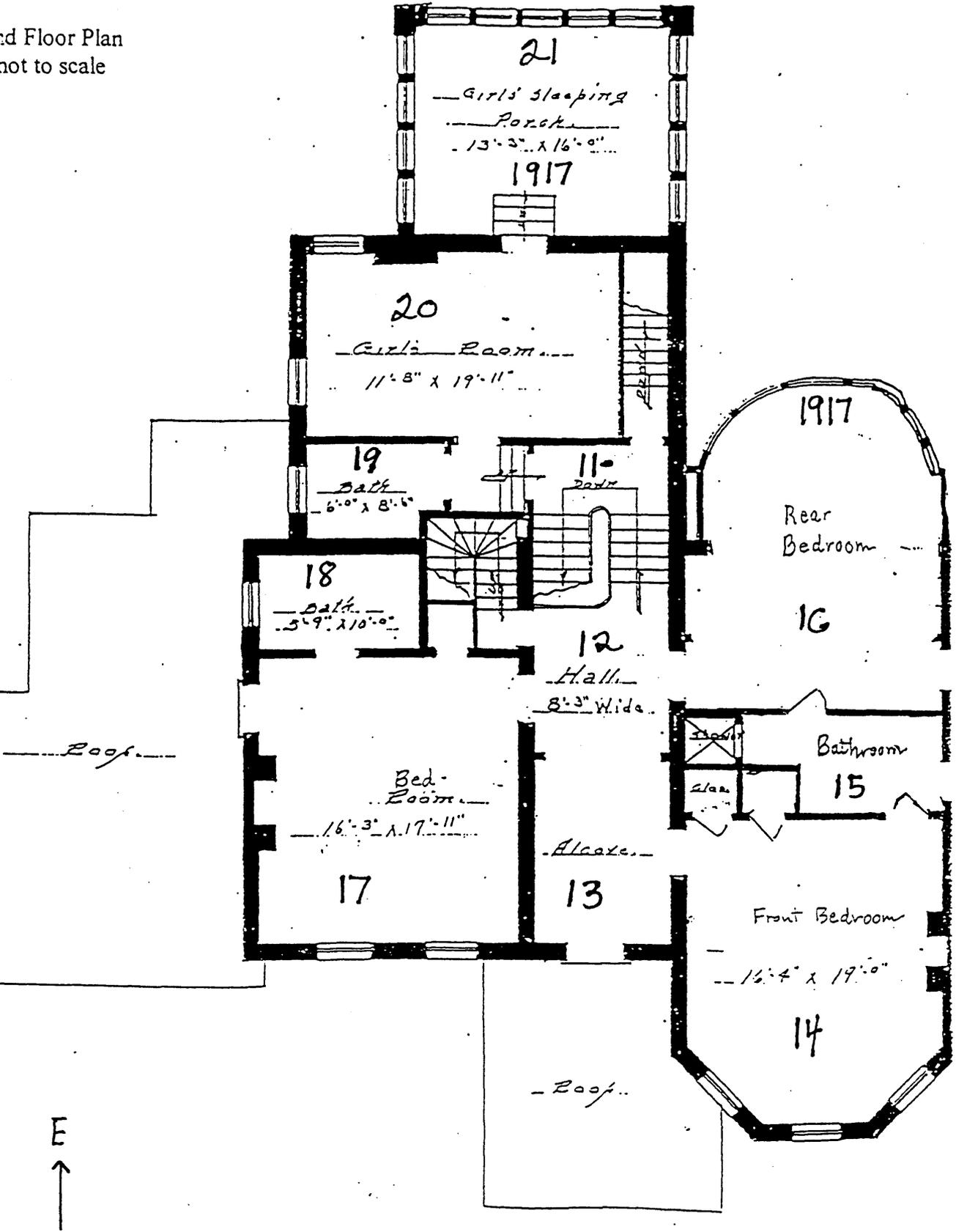
1927 Sanborn Map (1940 overlay)

22
APR. 1927
CLARKSVILLE
TENN.



Johnson-Hach house
Clarksville
Montgomery County, TN

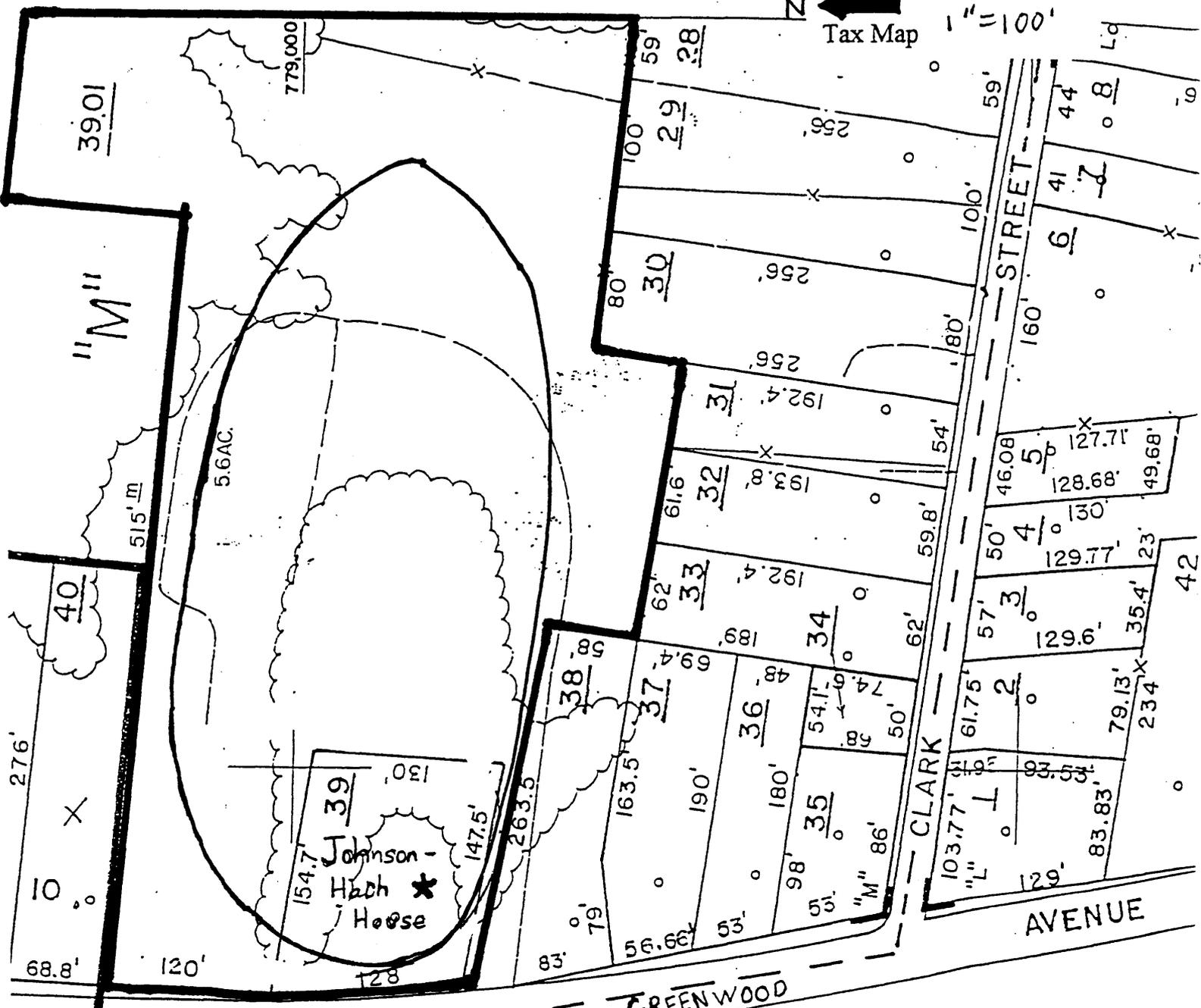
Second Floor Plan
Map not to scale



SECOND FLOOR PLAN

Johnson-Hach House
403 Greenwood Avenue
Montgomery County, TN

N ← Tax Map 1" = 100'



R-3

HIGH SCHOOL