



**2019 ANNUAL REPORT**  
to the  
**TENNESSEE STATE BUILDING COMMISSION**



*Painting the Hermitage mansion roof grey, August 2019.*

**Prepared by Tony Guzzi, Vice-President, Preservation and Site Operations**  
**Andrew Jackson's Hermitage | Andrew Jackson Foundation**  
4580 Rachel's Lane, Hermitage, TN 37076  
615.889.2941 ext. 225 | Fax 615.889.9289  
[tguzzi@thehermitage.com](mailto:tguzzi@thehermitage.com)

**February 7, 2020**

**T**his Annual Report to the Tennessee State Building Commission (SBC) describes preservation and significant maintenance and management work completed on historic and cultural resources at Andrew Jackson's Hermitage by the Andrew Jackson Foundation (AJF) in calendar year 2019 and proposed work for calendar year 2020. This annual report submission is required under Tennessee Code Annotated section 4.13.104. The following is a brief description of proposed property acquisition, construction, demolition, alteration, restoration, or preservation works in progress. Projects involving routine maintenance and minor repairs are not included. Projects are listed in order of priority.

## **Hermitage Mansion**

### 2019 Hermitage Automatic Water Mist Fire Suppression System Update

In 2019, Fireline, who installed the Hermitage Mansion's Automatic Water Mist System, completed all remaining installation punch list items. The Nashville Fire Marshall's Office has also reviewed and approved the installation. In October 2019, Fireline and Ultra Fog performed the first annual inspection of the system according to Ultra Fog's guidelines for their equipment. The Andrew Jackson Foundation has entered into an annually renewable agreement with Fireline to inspect and maintain the equipment.

### Hermitage Mansion Projects 2019

In 2019, the Andrew Jackson Foundation completed or began several maintenance projects on the Hermitage mansion. These projects included: woodwork repair on the east cornice, repainting all non-sand painted exterior wood and metal surfaces for the first time in 10 years; cleaning all sand painted surfaces; and UL recertification of the Hermitage Mansion Lightning Protection System. The only significant alteration to the appearance of the Hermitage mansion was changing the roof paint color from red to grey. Staff historical research that showed that the 1836 mansion roof was made from zinc shingles. Zinc shingles are a bluish-grey color and are rarely painted. The zinc shingles remained on the mansion until the 1890s. Therefore, to properly represent the home during its 1837 to 1845 appearance, without going to the exorbitant expense of replacing a sound terne coated stainless steel roof, the roof paint color was simply changed to resemble that of zinc.



*Replacement of rotted east cornice woodwork, August 2019.  
Replaced material was installed in 1969.*



*Repainting of Hermitage mansion north portico, September 2019.*



*Cleaning dirt, tree sap, and pollution from Hermitage mansion sand-painted surfaces, September 2019.*

### **Hermitage Mansion Projects 2020**

In 2020, the above-mentioned painting project and lightning rod recertification will be completed, the Hermitage's front wall bricks will be repainted, and the library door will be grain painted. All this work is simple routine maintenance. Projects beyond 2020 that are dependent on fundraising include: repairs to the limestone South Portico floor; installation of a stand-by generator to power the fire suppression system pumps; and redesign and replacement of the Hermitage Mansion Boiler and Humidification System.

### **New Facility: Presidential Center at Andrew Jackson's Hermitage**

The Andrew Jackson Foundation is in the early stages of raising funds and planning for a new Presidential Center at Andrew Jackson's Hermitage. The general location for the new building will be on the south side of Rachel's Lane and to the west of its intersection with the Carriage Drive. This location will place the facility outside of the viewshed of the Hermitage Mansion. The location was informed by a new master plan the foundation commissioned, prepared by Centric Architecture, and funded by Metro Nashville.

The Presidential Center will serve three needs that AJF facilities are currently unable to meet. The AJF has 600 square feet of repurposed 1950s gift shop space devoted to classroom use. The Presidential Center will provide new classroom space with modern technology to serve school children and adults. The AJF's Andrew Jackson Visitor Center has no available space for temporary exhibits or support spaces necessary for these exhibits. The Presidential Center will contain a two to three thousand square foot temporary exhibit hall with support spaces allowing the AJF to host two to three temporary exhibits per year. The AJF's existing rental facilities, while profitable, lack modern amenities and the space and technology needed to host larger conferences, seminars, and weddings. The new Presidential Center will provide modern interior and exterior spaces for a wide range of events and rentals. In short, the Presidential Center will enable the AJF to serve a broader community, while diversifying its revenue generation.

If the project advances to the oversight stage in 2020, the AJF will work with the Office of the State Architect and the State Building Commission to allow those agencies to fulfill their obligations as per Tennessee Code Annotated 4-13-104.3.

## **Tulip Grove**

### **Tulip Grove's Architectural and Historical Import**

Tulip Grove is widely recognized by architectural historians as one the best examples of residential Greek Revival architecture in the mid-state. Historically, the home has local, state, and national import as the residence of Andrew Jackson Donelson. Andrew Jackson served as Donelson's guardian once Donelson's father died and in many ways was like Jackson's son. Jackson saw to Donelson education in the military at West Point and his education in the law at Transylvania University. Donelson served as Jackson's private secretary during his presidential campaigns and presidency. Later, Donelson served the United States on diplomatic missions to Prussia and the Republic of Texas. In 1856, he stood as the vice-presidential candidate on Millard Fillmore's unsuccessful bid for president on the American Party Ticket. He remained a staunch Unionist like Jackson, until he retired from public life in 1858. That same year Donelson sold Tulip and moved to Memphis. Donelson remained on the sidelines of the Civil War.

### **Legal Status**

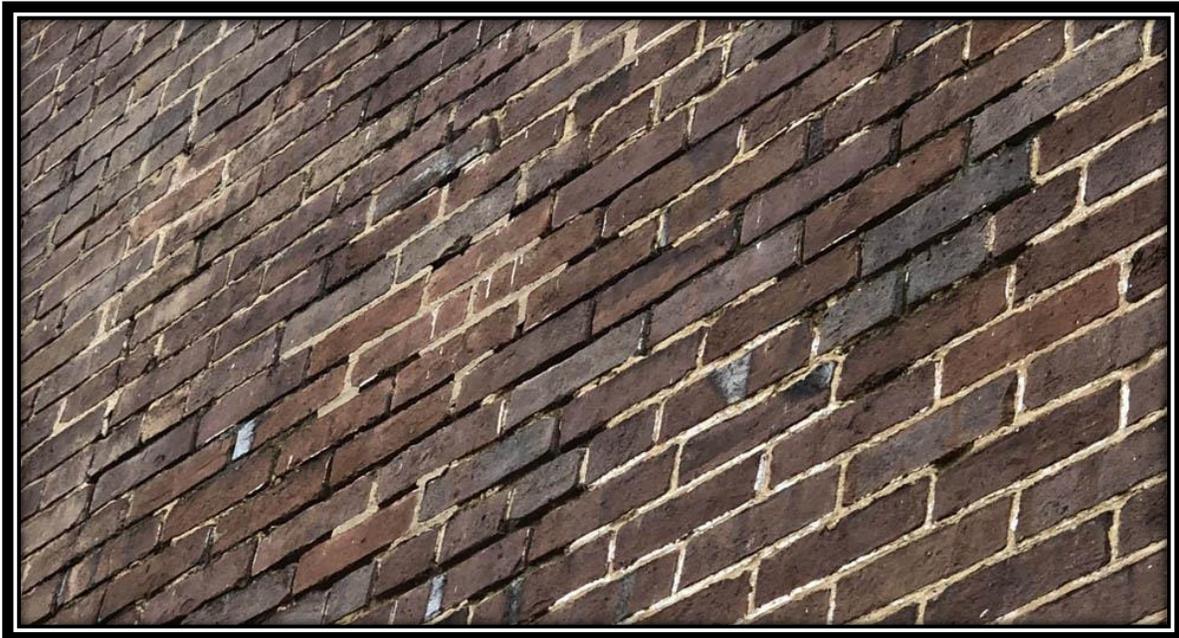
As previously reported in 2016, the Andrew Jackson Foundation bought out the remaining 45 years on the purchase contract for Tulip Grove between the AJF and one of two heirs who held an interest in that contract. In early 2018, the AJF learned that the other heir with an interest in the contract passed away, leaving an adult child as the sole heir. The AJF's preference would be to buy out that remaining interest.

### **Tulip Grove's Condition**

Tulip Grove requires significant repairs to ensure the integrity of the building's envelope. This includes: re-pointing the walls and foundation; gutter, downspout, and site drainage upgrades; replacement and repair of wood trim; repairing and re-glazing all windows; and re-painting.

The AJF estimates this work will cost \$750,000 to \$1,000,000 and does not expect to have funds in place to pursue this work in 2020. The two emergent repairs needed at Tulip Grove are open mortar joint repairs and replacement of failed gutters. Estimated costs for these repairs are \$30,000.

In 2019, the AJF Board of Trustees completed a new 5-year strategic plan. One of the directives of that plan was to impanel a committee to research and recommend a plan for Tulip Grove's long-term future. Emily J. Reynolds agreed to chair this committee, which will begin meeting in 2020. The AJF continues to seek funds to complete a condition analysis of Tulip Grove by a qualified preservation architect. This analysis will include preparation of measured CAD drawings, a condition report, and an historic structures report. Cost estimates for this work are \$60,000. By taking these steps the AJF will have a foundation to begin fundraising for repairs.



*A previous repointing effort at Tulip Grove was not installed deeply enough into the joint. That repointing mortar failed and took off the face of the historic lime sand mortar underneath it. Tulip Grove requires complete repointing on all elevations, December 2018.*



*Progress of mortar joint decay on west elevation, December 2018.*



*Foundation mortar joint deterioration at Tulip Grove kitchen, December 2018.*



*Rotted trim board on north wing east elevation at roofline, December 2018.*



*Typical window glazing and paint deterioration, September 2018*



*South wing east elevation showing gable rake deterioration, December 2018.*



*North elevation northeast corner cornice return and gable rake condition, December 2018.*

## Hermitage Church

### **2018-2019 Hermitage Church Repairs**

In 2017, the State of Tennessee awarded the Andrew Jackson Foundation a grant of \$130,000 to complete repairs at the Hermitage Church. These funds were not made available until December 2017. Joe Oppermann, Preservation Architects, Winston-Salem, North Carolina designed the repairs for the church and the work was put out to bid in February 2018. Nashville's R.D. Herbert Roofing won the bid to replace the Hermitage Church roof. Installation of the new roof began in April and was completed in early May. Replacement shingles were made from tight grained Alaskan Yellow Cedar to increase the longevity of the roof.

The Andrew Jackson Foundation hired PowerCom Solutions to remove the lightning protection system from the Church to facilitate the roof replacement and then reinstall and recertify the system. This work was completed in May 2018 and the installation is UL Certified until May 2023.

WASCO Masonry's Historic Restoration Division began repairs to Church's walls and foundation in May 2018. The entire foundation of the Church was repointed including below grade portions of the foundation. The Church's walls were repointed in emergent areas especially around the filled-in door openings on the west elevation, filled-in window openings on the east elevation, the chimney shoulders, and the southwest and northwest corners. WASCO also cleaned all the brick and stone with D/2 Biological Solution.

Bradshaw Painting of Mt. Juliet, Tennessee repainted the interior of the church including the pews in June and July of 2018. Bradshaw painted the exterior of the Hermitage church in May 2019 including all trim and doors.

In late 2018, the AJF contracted with David Wylie Construction to replace the south elevation doorways, jambs, and thresholds of the Church and install an ADA compliant metal wheelchair ramp. David Wylie Construction completed this work in May 2019.

The total cost of this project was \$125,000.



*Door prior to replacement, 2019. Note that door is not original.*



*New one panel doors and metal wheel chair ramp, December 2019.*



*Sill and threshold prior to replacement, 2019.*



*New door, log door sill, and threshold, December 2019.*



*Overall picture of Hermitage Church with all repairs completed, December 2019.*

## **Tennessee Confederate Soldiers' Home Farm Manager's Home**

### **2019 Fire Damage and Repairs**

When the Tennessee Confederate Soldiers' Home closed its doors at The Hermitage in 1933, the State of Tennessee turned over ownership of all Soldiers' Home buildings and lands to the Ladies Hermitage Association, now the AJF, in 1935. One of those buildings is a roughly 1400 square foot house built in 1899 to house the farm manager for the Tennessee Confederate Soldiers' Home. Since taking ownership, the AJF has used this home at the corner of Hill's Lane and Hermitage Road to house interns who worked in summer archaeological field schools at The Hermitage and as a rental house for employees. The AJF has undertaken several remodeling projects on the home since 1935 including enclosing the front porch and building a picnic shelter adjacent to the home. AJF staff now call this home Hill's Lane House or simply Hill's Lane.

On Saturday February 9, 2019, Hill's Lane House accidentally caught fire. The Nashville Fire Marshall's Office attributed the fire to a cigarette carelessly extinguished by the lessee. Embers from the cigarette ignited a pile of leaves against the south wall of the structure's kitchen. The fire spread up the wall of the kitchen and then raced throughout the length and breadth of the home's attic. The Nashville Fire Department arrived in time to contain the fire to the south and west walls of the kitchen and the attic. The interior spaces below the attic suffered water damage but were otherwise intact. Alan Robertson in the Office of the State Architect was notified of the fire and of the AJF's intention to repair the home.

The AJF's insurance carrier, Chubb, agreed to repairing the house and returning the exterior to its pre-fire appearance. The interior of the home had been modified multiple times in its history and retained little of its original appearance. The AJF plans to repair the interior as is with the exceptions of modernizing the fire gutted kitchen and deteriorated bathroom. Additionally, the AJF will eliminate the home's wood burning stove and electric in-wall heaters in favor of a central heat and air unit to reduce the risk of fire.

Repair work began in July 2019 and will continue into 2020. Due to the severity of the fire in the attic, the entire roof structure, rafters, sheathing, shingles, and flashing had to be completely replaced. All ceilings in the home had to be removed due to water damage as well. As of the end of 2019, all exterior repairs were complete. Complete interior repairs included: replumb of the bathroom; installation of new electrical wiring; installation of a HVAC unit; and removal of asbestos from the home. The remaining repairs include install of drywall, cabinetry, trim work and painting. All repairs should be complete by March 2020.



*Hill's Lane House east elevation, post February 2019 fire.*



*Hill's Lane House south elevation, post February 2019 fire.*



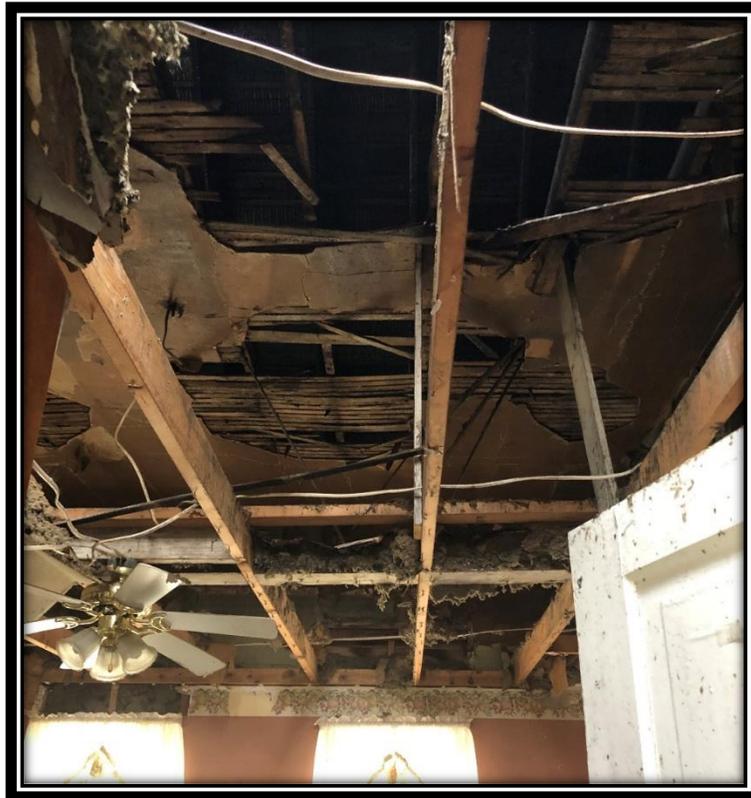
*Hill's Lane House west elevation, post February 2019 fire.*



*Removal of Hill's Lane fire damaged roof, July 2019.*



*Hill's Lane House roof and gable siding replaced, August 2019.*



*Hills Lane House kitchen ceiling, post February 2019 fire.*



*Hill's Lane House kitchen reframing after fire, August 2019.*

**End of Report**