



2023 ANNUAL REPORT
to the
TENNESSEE STATE BUILDING COMMISSION



A \$1.45 million exterior shell repair of the 1836 Tulip Grove Mansion began in 2023.

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This 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 2023 and proposed work for calendar year 2024. 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 by building or structure.

The Hermitage Mansion

Boiler and Humidification System Replacement 2021-2023

In April 2023, the Boiler and Humidification System Replacement Project reached substantial completion. All punch list corrections were completed by October 2023. The major accomplishments of this project were: replacement of an antiquated steam boiler with redundant highly efficient hot water boilers; replacement of all underground hot and cold water piping from boiler/chiller room to Hermitage mansion; installation of a new air handler for public hallways to replace three fan coil units; installation of electric humidifiers for all air handlers, and upsizing the electrical service to accommodate the humidifiers and future needs.

The project engineer was Landmark Facilities Group of Norwalk, Connecticut, the mechanical contractor was The Comfort Group of Nashville, Tennessee, and the electrical sub-contractor was Anchor Electric of Nashville, TN. The project was funded by an appropriation from the State of Tennessee. The total project cost was just under \$1.1 million.



New lead-lag Lochinvar hot water boilers in the utility vault, December 2022.

Hermitage Mansion Front Porch Stone Slabs, Column Bases, and Steps

The Hermitage mansion front porch is comprised of slabs of Tennessee limestone. The elastomeric sealant joints between these slabs have failed allowing water into the soil under the stone. Some soil subsidence has begun, and a few porch floor limestone slabs have sunk or moved. The elastomeric sealants used in the joints between the stones that comprise the front column bases have also failed. In addition, the Hermitage mansion has four sets of limestone steps all of which require mortar joint repointing. Two stone slabs that comprise the rear porch steps (north elevation) exhibit subsidence and will have to be reset. All the above-mentioned stone elements must be realigned where needed and the joints between stone slabs repointed with the best possible material, be it mortar or a soft metal such as lead.

Staff estimate the cost for this project between \$110,000 and \$150,000. The wide range of expense is due to the rarity of the work and the caution that must be exercised in lifting these stone slabs back into plane without fractures. The AJF received a \$2,000,000 appropriation from the State of Tennessee for fiscal year 2024, a portion of which will fund this project. Centric Architecture was retained in December 2023 to design the work. Design will begin in January 2024 and construction in April 2024.



View of Hermitage mansion south porch floor, December 2022.



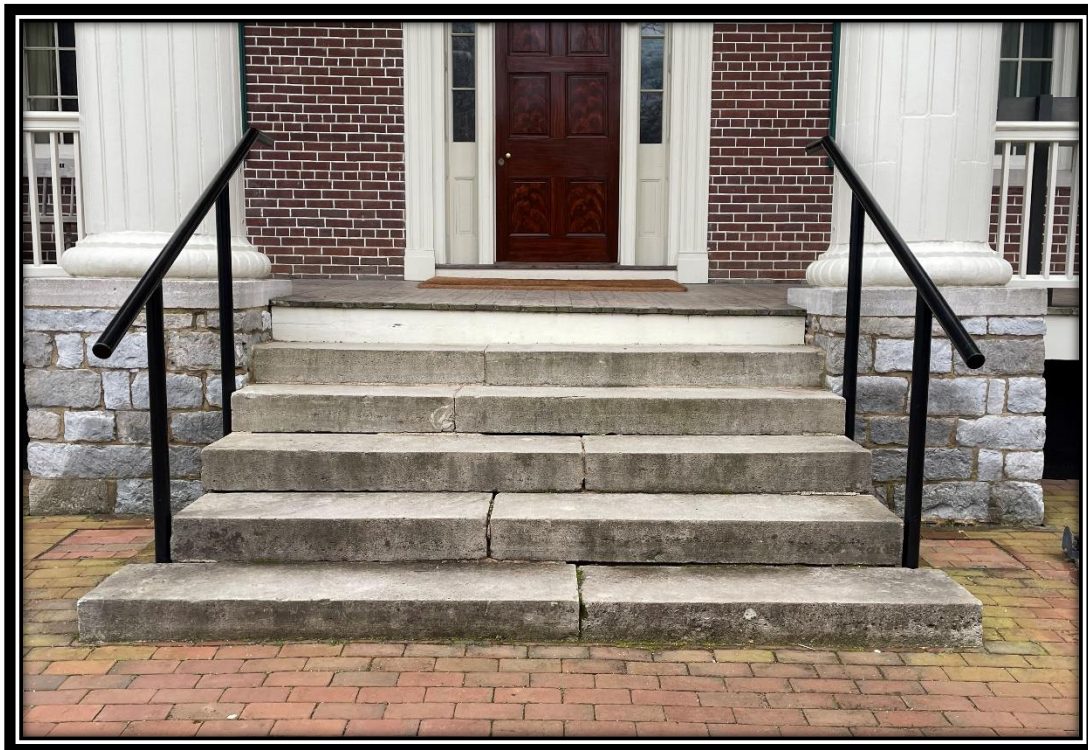
Typical sealant failure in porch floor stone joint, December 2020.



Failed joint, stone movement, and stone subsidence, December 2020.



Failed sealant joints in column bases, front portico, December 2022.



*The Hermitage north steps need to be realigned and repointed,
December 2022*

Tulip Grove

Tulip Grove's Architectural and Historical Import

Tulip Grove is widely recognized by architectural historians as one of the best examples of pre-Civil War residential Greek Revival architecture in the mid-state. Historically, the home has local, state, and national importance as the residence of Andrew Jackson Donelson. Andrew Jackson served as Donelson's guardian after Donelson's father died and, in many ways, Donelson was like Jackson's son. Jackson helped Donelson earn a seat at West Point and funded his education in law at Transylvania University. Donelson served as Jackson's private secretary during his military career, presidential campaigns, and the 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 but retired from public life in 1858. That same year Donelson sold Tulip Grove and moved to Memphis. Donelson remained on the sidelines of the Civil War and died in Memphis in 1871. Tulip Grove passed through a succession of private owners until the AJF acquired it in 1965.

Tulip Grove's Legal Status

As reported since 2016, the Andrew Jackson Foundation bought out the remaining 45 years on the 99 year 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 a remaining interest in the contract passed away, leaving an adult child as the sole heir to this interest in Tulip Grove. In December 2023, the AJF reached a tentative agreement with the remaining heir to acquire their 1/6th share. This agreement was signed and executed in January 2024 making the AJF the sole owner of Tulip Grove. The AJF Board of Trustees has established a committee to consider a long-term use for Tulip Grove.

Tulip Grove's Exterior Shell Repair Project

The AJF received a \$2 million appropriation from the State of Tennessee for FY 2023, part of which was designated for repairing Tulip Grove's exterior shell. In September 2022, the AJF hired Centric Architecture to design this project and provide bid and construction administration. This work was designed with long term sustainable preservation as the central goal to keep maintenance costs on Tulip Grove low over the next 50 years. Centric's contract with the AJF is for \$85,000. Centric Architecture completed construction documents and specifications in November 2022 and the project was bid in December 2022. WASCO of Nashville, Tennessee was awarded the contract for the masonry portion of the work for \$395,000 and Midwest Maintenance Inc. of Piqua, Ohio was awarded all non-masonry components of the work for \$775,000.

In February 2023, WASCO began the masonry portion of the work which included repointing the walls and foundation, along with several other minor repairs. WASCO achieved substantial completion of their portion of the work in September 2023. WASCO's remaining work is to complete punch list revisions.

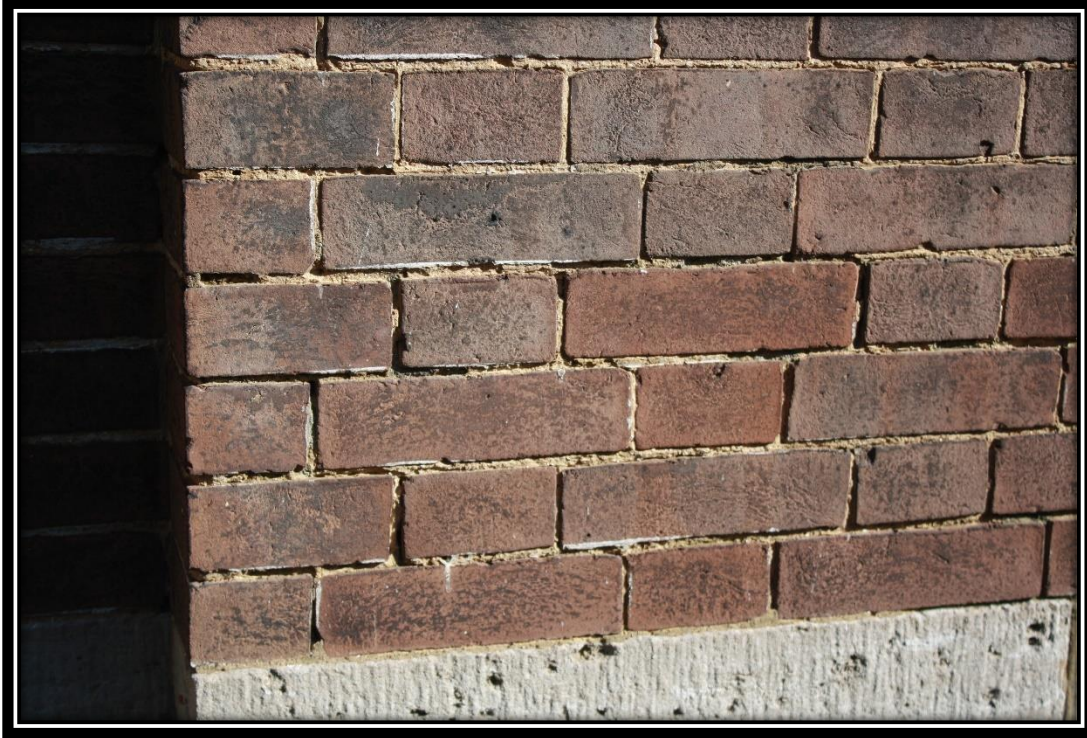
Midwest Maintenance began the non-masonry portion of the Tulip Grove Exterior Shell Repair Project in July 2023. As of December 2023, Midwest had completed all exterior trim repairs, replacement of the rear porch floor, and installation of an underground drainage system to carry roof runoff away from the foundation. Remaining work includes installation of new metal roof, new downspouts and gutters, window sash repairs and replacements, and finish painting.

As part of the review process with the Office of the State Architect for this project the Tennessee Division of Archaeology was invited to review the plans since it involved underground drainage. The Tennessee Division of Archaeology and the AJF agreed to a testing and monitoring program prior to the drainage excavation that was carried out by archaeologists from TRC in Nashville. This was the first substantive archaeology survey work performed at Tulip Grove. The testing program involved ground penetrating radar, shovel test pits, test units, and monitoring of the actual excavations. Two antebellum building foundations and a brick kiln site were located as part of the testing program. TRC's full report is available from the AJF upon request. The cost for this part of the project was \$30,000.

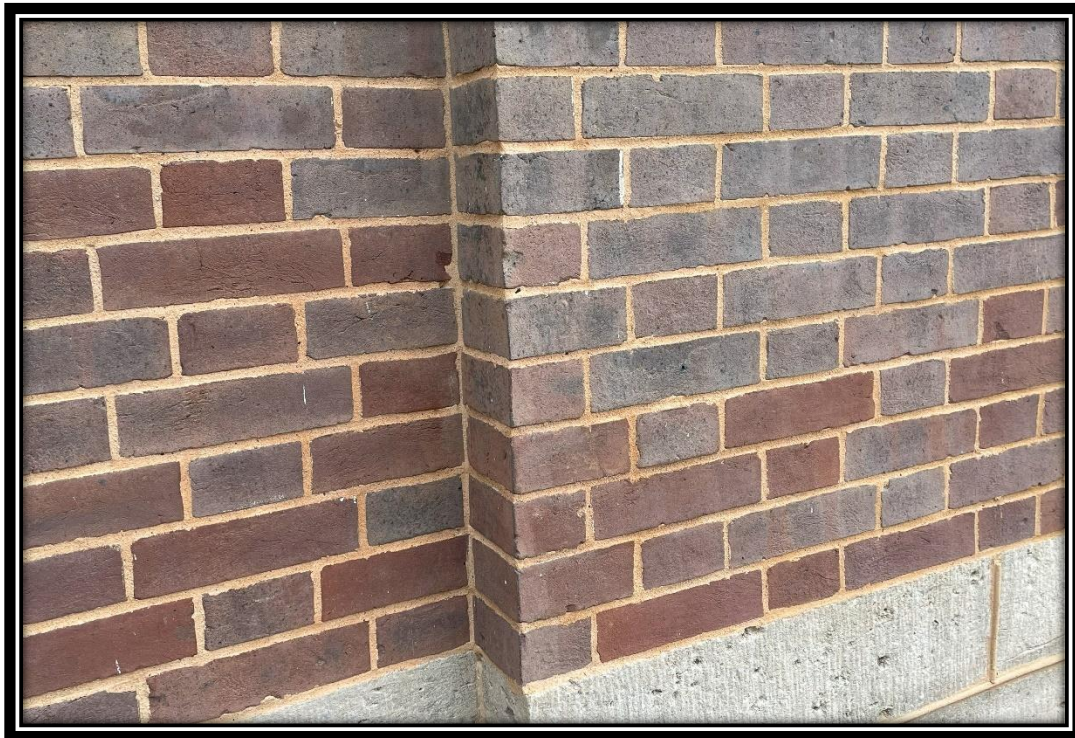
The total cost of the Tulip Grove Exterior Shell repair project is \$1.45 million. The project is slated for completion in May 2024.



Tulip Grove's c.1964 roof will be replaced in early 2024.



Typical mortar deterioration at Tulip Grove, January 2022.



Repointing work completed, July 2023.



Deteriorated wood trim Tulip Grove's kitchen wing.



Wood trim repaired and repainted, December 2023.



Typical window condition at Tulip Grove. All windows will be repaired, reglazed, and repainted as part of this project.



Tulip Grove front façade undergoing repairs and paint prep, September 2023.



Tulip Grove front façade after wood repairs and repainting.

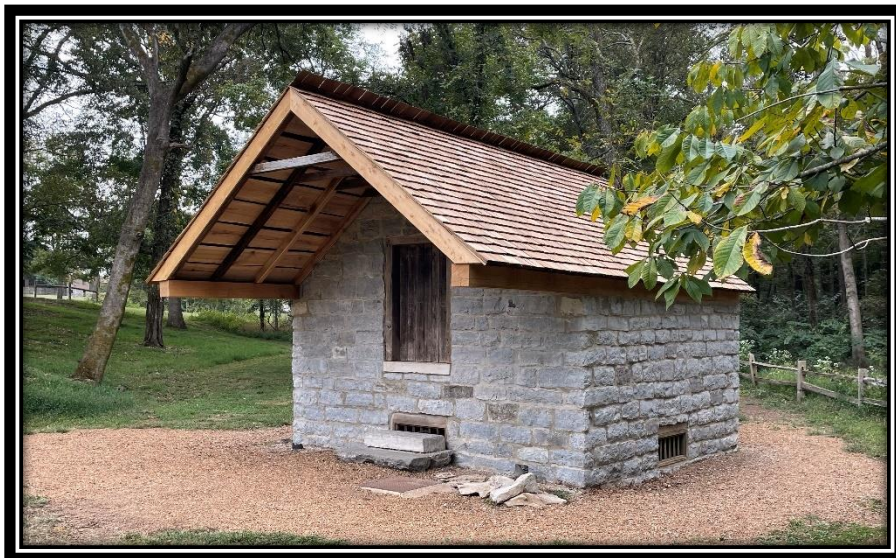


Archaeologists discovered a previously unknown foundation and root cellar within 30 feet of Tulip Grove Mansion. This building may have been a detached kitchen.

Jackson Era Enslaved Quarters and Outbuildings

Springhouse

As reported in 2022, the 1821 Hermitage Springhouse required emergency roof replacement and repointing of the building's stone walls. In December 2022, the AJF hired Centric Architecture who completed bid ready construction documents in March 2023. The AJF then obtained bids from contractors with a 6-month guarantee to allow the AJF time to raise the funds. Bids were received in May 2023; David Wyllie Construction had the best roof replacement bid at \$57,000 and WASCO the best repointing bid at \$25,000. In July 2023 the AJF received a donation to cover the cost of the Springhouse repairs. Work began in September 2023 and concluded in late October. The total cost of the project was \$87,000.



The Hermitage Springhouse pre and post repair, 2021 and 2023.



The Hermitage Springhouse pre and post repair, 2021 and 2023.

Alfred's Cabin

This c.1841 log cabin originally housed part of Jackson's enslaved population. After the Civil War, Alfred Jackson, a former Hermitage slave, lived in the cabin until his death in 1901. In 2010, the south room of Alfred's Cabin was restored and exhibited to visitors as Alfred Jackson's home as it appeared in the 1890s. In 2022, the AJF funded repairs to the c. 1981 north pen floor supports and replaced the c.1981 floor. The AJF also had wood steps added at both north pen doorways so visitors can safely enter and exit the space.

In 2023, the AJF received a \$25,000 grant from the Tennessee State Museum to upgrade the electrical service and lighting to Alfred's Cabin in preparation for a new exhibit on the lives and housing of the enslaved at Andrew Jackson's Hermitage. Funding for this exhibit is still being sought. In addition, the AJF is actively searching for funding to implement needed log patching and daubing replacement prior to exhibit installation.



New floor installed in Alfred's Cabin, November 2022. An exhibit about enslaved housing is planned for this space.



The south room of Alfred's Cabin restored to its 1890s appearance.

Smokehouse

Built in 1822, the Hermitage Smokehouse actively operated for a half-century. The soil around the building and its stone and brick walls are contaminated with salt. As water vapor moves through the soil, brick, and stone it leeches out into the mortar joints and deteriorates the mortar. Every five to seven years, the mortar must be cleaned out and replaced typically in just the lower 18 courses of brick and the foundation. In late 2023, the AJF received a \$21,000 grant from the Tennessee Historical Commission's Federal Preservation Grants program to repoint the smokehouse. The AJF will match this grant with \$14,000. Centric Architecture will draft construction documents in early 2024 and the AJF plans to have a contractor in place to commence work in April 2024.



The Hermitage Smokehouse, December 2023.



Deteriorated mortar joints on the east elevation of the Hermitage Smokehouse, December 2023.

20th Century Buildings and Infrastructure

Site Planning 2023 & Beyond

In 2023, the Andrew Jackson Foundation Board of Trustees began a review of current facilities that has already identified multiple needs and vulnerabilities. Chief among them is the need to replace the rapidly aging Andrew Jackson Visitor Center. Built in 1988, the Andrew Jackson Visitor Center requires significant repair and upgrades. This facility lacks sufficient museum exhibition space, adequate collections storage, sprinkler protection for collections storage, education classrooms, office space, functional space to generate additional revenue, and modern amenities and accessibility requirements.

In addition, the Foundation maintains multiple early 20th century buildings that no longer adequately serve operations and that detract from the site's historical appearance. Several of these buildings and the infrastructure that support them are located in the heart of the historic core of the campus. Each of these buildings has antiquated plumbing, septic, and electrical systems, and none of them meet ADA accessibility requirements.

In 2023, the Andrew Jackson Foundation committed to four projects as a starting point to address its buildings and infrastructure needs.

1. Building Master Plan. The Andrew Jackson Foundation Board of Trustees hired Gallagher and Associates, an industry leader in museum facilities planning to produce a building master plan for Andrew Jackson's Hermitage. The timeline for completion of this plan is yet to be determined.
2. Andrew Jackson Visitor Center Repairs. The Andrew Jackson Visitor Center needed repairs to stabilize the building for an anticipated five to ten years of remaining service. Repairs completed in 2023 included roof and internal gutter sealing and HVAC repairs. In 2024, the entry canopy ceiling will be replaced as will unsound concrete pavement. These repairs were funded by a fiscal year 2024 appropriation from the Tennessee General Assembly.
3. Site Operations Facility. A new Site Operations Facility will be built by early 2025 that will relocate maintenance, grounds, and gardens operations from multiple antiquated buildings inside the historic core to a modern more efficient building outside the historic core. The State Building Commission approved the location of this new facility in December 2023. The new building is in the schematic design and site plan phase. All plans for this building and the site will be submitted for review to the Office of the State Architect as required by Tennessee Code. The estimated budget for this building is \$1.5 to \$1.9 million. The future disposition of the existing buildings and the operations area that will be vacated is yet to be determined.
4. Burial of Overhead Utility Lines. Utility lines that power the Hermitage mansion and nearby early 20th century buildings cut through the Hermitage's historic core and end within 200 feet of the Hermitage mansion. These lines detract from the historic and aesthetic view of The Hermitage. Nashville Electric Service provided a schematic plan

for this project and the Andrew Jackson Foundation obtained construction estimates based on that schematic. An engineering firm will be hired in early 2024 to design the project, bidding and contracting will take place in late summer 2024, and construction will start in late 2024 or early 2025. The estimated budget is \$900,000. The Andrew Jackson Foundation has raised \$400,000 and committed the remaining funds from an appropriation received in 2024 from the State of Tennessee. All plans for this project will be submitted to the Office of the State Architect for approval and excavations will be monitored by a qualified archaeologist.



The 1930 Maintenance Building, the overhead electrical lines, and fence to screen off this area are unsightly visual distractions in the heart of The Hermitage's historic core. The utility poles are 200 feet away from the Hermitage mansion. Andrew Jackson's brick stable and carriage house stood where the Maintenance Building stands today.



The 1936 Storage Barn and a modern greenhouse are also located in the historic core. A Jackson Era log barn stood where the gas meter stands and the utility poles pass overhead. Converting these site operations areas to public learning spaces would allow the Andrew Jackson Foundation to tell a more complete story of The Hermitage and Andrew Jackson.



The Andrew Jackson Visitor Center Roof after seal coating, November 2023.



The Visitor Center canopy ceiling after replacement, completed early 2024.

Hermitage Pathway Replacement Project

The Tennessee General Assembly appropriated funds in 2021 and 2022 for the AJF to begin vital pathway repairs. In December 2021, the AJF hired Hodgson-Douglas Landscape Architects (HDLA) to design the pathway repairs and improvements. HDLA began design in January 2022 followed by a schematic design and cost estimate in April 2022. In October 2022, HDLA completed construction documents for the Hermitage Pathway Replacement Project. HDLA's plans were sent to the OSA, the Tennessee Division of Archaeology, and the Metro Historic Zoning Commission for review. All agencies approved the project with the stipulation that the excavation be monitored by a qualified archaeologist. The AJF hired the Nashville branch of TRC for archaeological testing and monitoring during the project. The Tennessee Division of Archaeology approved TRC's proposed methodology for this project. TRC's report on this project is available upon request.

In November 2022, HDLA released the project for pricing. The AJF hired American Constructors of Brentwood, Tennessee as general contractor in December 2022. American Constructors began demolition of the old pathway system in March 2023 and completed asphalt paving in July 2023. In addition, American Constructors installed new brick paving at the southwest corner of the Hermitage mansion to improve ADA access. This project also included multiple drainage improvements near the Hermitage mansion, the Education Building, and the Cabin-by-the-Spring. In early October, American Constructors completed sealing the asphalt and achieved substantial completion. American completed all punch list items by December 2023. As of the end of December 2023, the Hermitage Pathway Replacement Project is complete except for close out and payment of retainage. The total cost of the project was \$1,129,000, a full \$200,000 under budget.

The remaining funds will be used to complete repairs to the Andrew Jackson Center Courtyard concrete and one remaining section of asphalt pathway near the Andrew Jackson Center. Construction documents for this Phase 2 work will be released for pricing in January 2024, with the goal of contracting and completing the work before the end of June 2024.



Above, pathway conditions before replacement and below, the new pathway.



Above, pathway conditions before replacement and below, after.



Before and after comparison photos of pathway.



Fractured concrete slab in the Andrew Jackson Visitor Center courtyard caused by tree root upheaval, December 2021.



Typical concrete deterioration due to wear and salt use, December 2023.

Demolition of the Director's Residence

In 2022, the AJF Annual Report to the State Building Commission detailed the approval process and required documentation prior to demolition of the Director's Residence. Final approval for demolition was granted by the State Building Commission in December 2022. Patriot Demolition carried out the demolition in January 2023. Documentation of the building's history and construction plans is available from the AJF Preservation Department to any interested researchers.



Director's Residence south and west elevations, December 2022.



Director's Residence north and east elevation, December 2022.



Director's Residence formal living room, December 2022.



Director's Residence master bedroom, December 2022.



Demolition underway in January 2023.

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