

HISTORIC STRUCTURES REPORT

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ANDREW JOHNSON HOUSE (1838-51)

ANDREW JOHNSON NATIONAL HISTORIC SITE

PART I - Prepared by: Hugh A. Lawing,
Historian

January, 1965

ANDREW JOHNSON HOUSE (1838-51)

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1838-1851) House - 1956
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 - b. Elevations - West (front) and East (Rear)
 - c. Elevations - South (Depot St.) and North

HISTORIC STRUCTURE REPORT

PART I

Prepared by: Nugh A. Lawing Date: Jan. 31, 1965
Historian

Recommended by: Roger R. Miller Date: Feb. 1, 1965
Superintendent

Recommended by: E. M. Riehl Date: FEB 23 1965
Acting Regional Director

Recommended by: Robert G. Hall Date: 3-5-65
Chief, EODC

Approved: J. E. Jensen Date: 4/23/65
Assistant Director

HISTORIC STRUCTURE REPORT

1. Administrative Data

- a. Andrew Johnson House (1838-1851)
- b. This structure, when restored will serve a two-fold purpose. First and foremost will be its role in relation to the historic scene surrounding the Johnson Tailor Shop; secondly, the interior will provide space for library material and conference facilities, and possibly for display of Andrew Johnson items not suitable for display in other areas.
- c. Since the establishment of the Andrew Johnson National Monument, later changed to Historic Site, each Administrator has felt this a needed addition to the area. This house most adequately depicts Johnson's early years of struggle for reasonable security. Visitor Parking has always been one of the major problems at the Visitor Center Area. This problem can now be alleviated by using the southern portion of the lot as a parking area.
- d. No additional staffing will be required in the immediate future since it is not proposed to display the interior of this building as a museum house.
- e. No cooperative agreement will be required.
- f. Stabilization of walls to prevent further bulging should be one of the first restoration activities regarding the house. The roof covering the ell has been altered to provide a larger covered porch area on the east side of the house. In order to thoroughly study these changes, access will have to be gained to attic over the ell. Such a study will probably reveal that both porch roofs have been altered.

The roof of tin should be replaced with wood shingles. Solid pane windows should be replaced with six over six or nine over six - depending on size of opening.

The barn red paint applied to the exterior brick walls should be removed.

A thorough study of the interior by a team of qualified architects is needed before any change can be recommended.

The back portion of the lot which fronts on Academy Street is proposed as a parking area for visitor and employee use.

g. Preliminary estimate of cost of proposed construction activity -

Construction, due to Congressional appropriation limitations will be conducted in two phases. Phase I will provide stabilization of the walls, partial refurbishing of the Andrew Johnson House (1838-1851), and the construction of a visitor parking lot. Phase II will provide restoration of the Johnson House (1838-1851), landscaping and other land development.

Total estimate of proposed construction activity:

House - \$20,000
Grounds- \$15,000

Cost breakdown in phases:

Phase I :	Stabilization	- \$ 9,800
	Parking Area	5,000
Phase II:	Restoration	10,200
	Ground development	10,000

2. Historical Data

- a. Tradition holds that Andrew Johnson had this house constructed in 1838. The house is basically as it was, according to tradition, when Andrew Johnson lived there excepting the kitchen migration, porch alteration, the application of fill dirt and the installation of modern conveniences.
- b. No recorded information on structural change has been found. Deeds only describe the structure as a brick building. The contention that the house was built around 1838 can partially be substantiated by the following observations:

In a letter written by Andrew Johnson Patterson dated 1899, in which he indicated he had conferred with his mother, Martha Johnson Patterson, he states, "[Johnson/ lived just above the old Tailor Shop on opposite side of street." There was such a house standing on the east side of lot 77 which faced Water (College) Street for Johnson deeded said property, on which stood a small brick house, to G. W. Stone, September 17, 1839.

There does not seem to have been any major changes made to the basic portion of the house except for a window, in the present day kitchen, which has been converted into a doorway which affords access to a bathroom. This change would have been made not earlier than the

1930's. John Kerbaugh, a local Pharmacist, was born in this house in 1901. In 1927, the year of his marriage, he recalls that the bath (partial) was entered from the east porch and not from the kitchen.

As a child Mr. Kerbaugh remembers that the kitchen was located in the basement directly under the present kitchen and could be entered from entrances located under the east and west porches. Mrs. Grover Kerbaugh, recent owner of the house and a sister-in-law of John Kerbaugh, recalls that her mother-in-law, Mrs. A. J. Kerbaugh, stated that there was a stairway leading from the basement kitchen to the dining room.

The major structural changes seem to be confined to the porches. What is presumed to be the original rafters of the first roof covering the ell are still intact. The angular cut of these rafters indicate that they would terminate on the exterior walls of the ell.

Mr. Gene Chamberlain, tinsmith, recalls that he helped put the tin roof on the basic block between 1913-1914. He also recalls installing a flu in the kitchen for Mrs. A. J. Kerbaugh sometime later. The current ell roof shows no sign of a flu exit.

Mrs. Grover C. Kerbaugh recalls that the ell roof was altered during their ownership (1941-1964) to provide room for a full bath in the east ell porch. This alteration required closing the top portion of a window and the transom of a door which are located in the southeast wall of the basic block.

- c. It is not known who designed the house, but if Andrew Johnson had it built in 1838, it would appear likely that he could be considered the designer.
- d. The building is believed to be a product of the Brannons, builders of the Johnson Homestead and presumed builders of other similar city structures.
- e. Name of owner in historic period - Andrew Johnson.

3. Architectural Data

- a. The original house of circa 1830 consisted of a simple two-storey brick block with a one-storey ell extending toward the rear - one room deep. The house sets directly on the street without a front yard of any kind. The arched doorway entrance opens directly into the parlor which occupies half of the floor space of the first floor level of the basic block. The stairwell is taken from the other half and can be entered from the ell, or back, side of either room. Fireplaces, with chimneys constructed within the walls, are located

at the ends of the basic block.

The same pattern is repeated on the second level of the basic block.

The room contained in the ell is rather large and originally served as a dining room. The kitchen, during the historic period, was located under the dining room.

The exterior brick portion of the existing structure has been painted red. Exposed wood has been painted white. Curved bricks at the eave level have been painted white.

All interior walls, except one wall of the stairwell, are of plaster finish and are covered with wallpaper. The excepted wall is constructed of wide, upright boards, and is painted white. The ceilings are constructed of wide boards. All woodwork is painted white.

The floors in the basic block are of six inch pine boards. The floor of the ell is of three inch flooring and has been installed within the past two or three decades.

- b. Estimate of cost of additional work to complete architectural and archeological research and investigation under Part II would run approximately \$2,000.

4. Archeological Data

- a. No previous archeological report.
- b. In order to determine appearance during the historic period it will be necessary to remove the fill dirt from the original kitchen and surrounding area.

5. Landscape Data

- a. There are no documented records to verify any landscape data. If the kitchen, located in the basement, could be entered from the outside, as has been borne out by persons living in the house, several feet of fill dirt has been placed to the south and west of the house.

Depot and Water (now College) Streets were, in the general area of intersecting, raised several feet by the addition of fill dirt around 1918. This fill apparently created drainage problems regarding a spring located approximately ten feet south of ell of the house. Seepage from this spring caused dampness in the kitchen which resulted in it being filled and abandoned in the 1920's.

- b. A picture taken around 1875 shows the walk in front of the house to be of brick construction, elevated to the approximate height of the south porch.

Kerbaugh tradition holds that the two room brick structure which stood approximately thirty feet south of main house, facing Depot Street, was occupied by Johnson servants. It is not known if a walk led from this structure to the main house.

- c. Under current proposals for use of the area, it does not appear that further extensive research would be justified.

6. Exhibition Data

- a. Interior of structure is not to be exhibited.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PROJECT CONSTRUCTION PROPOSAL

Rehabilitation of the Andrew Johnson House (1838-51). This will involve strengthening the walls, completing other exterior restoration work and accomplishing necessary interior work. All work will be done in conformance with the Historic Structures Report Parts I and II.

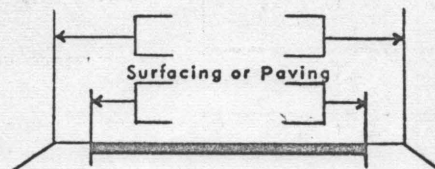
Rehabilitation of the Andrew Johnson House (1838-51). This will involve strengthening the walls, completing other exterior restoration work and accomplishing necessary interior work. All work will be done in conformance with the Historic Structures Report Parts I and II.

This work is necessary to preserve an authentic structure concerned with the life of Andrew Johnson. It will be used for interpretive purposes.

Total square foot area is as follows: First Floor - 826 Sq. Ft.
Second Floor - 520 Sq. Ft.
Porches - 332 Sq. Ft.

Topographic map to be provided by Southeast Region. The total of PCP's B-13, M-13 and R-11 must not exceed the \$16,700 still available under the Congressional Limitation for development.

Length Miles
Finished width shoulder to shoulder



2. Land Status (if Govt.-owned, what agency), Water Rights, Research, Etc.

Government owned, U.S. Department of the Interior, National Park Service

PCP Data Prepared by (Name, Title & Date) Robert W. Hunt, Jr. Adm. Ass't. Andrew Johnson NHS 11-23-64		4. Cross-reference PCP's to this Project: M-13, R-11 PCP numbers of previously completed portions:		6. CLASS C ESTIMATE Construction..... \$ 8,100 Plans, Surveys, & Supervision..... 1,130- 1,200 Contingencies..... -470- 500 SUB TOTAL 9,700- 9,800 Exhibits, Audio-Visual Installations, etc..... GRAND TOTAL \$ 9,700- 9,800	
5. Construction by: Day Labor ☐ Contract ☒ Work supervised by: Park ☐ Region ☒ Design Office ☒		8. Recommended by Park Office (Signature, title, date) Roger R. Miller Roger R. Miller - Superintendent - November 23, 1964			
7. DISTRIBUTION OF COPIES No To 6 SERO		9. Approved by Regional Office (Signature, title, date) (Sgd.) Raymond O. Mulvany DEC 11 1964 Acting Regional Director			
		10. Reviewed by D&C Field Office (Signature, Title, Date) Vincent N. Mauro, Project Control Officer, EODC, 12/23/64			
11. Location within Area or Termini Visitor Center Area		12. Master Plan No.		13. Bldg. or Rt. # and Sec. Unasgd.	
14. Region Southeast	15. Park Andrew Johnson National Historic Site				
16. Project Rehabilitation of Andrew Johnson House (1838-51)		Greene (County) Tennessee (State)		17. PCP Index No. B-13	
				18. P. S. & S. by BPR ☐ NPS ☒	

CLASS  (A) - Estimate based on working drawings
 CLASS  (B) - Estimate based on preliminary plans
 CLASS  (C) - Estimate based on similar facilities in other parks

ESTIMATE

Item

Quantity

Cost

Rehabilitation
 Restoration of the Andrew Johnson House (1838-51).
 This will include strengthening the walls, completing
 other exterior restoration work and accomplishing
 necessary interior work. This will cost

Lump Sum

\$8,100

Estimate Totals

Construction..... \$ 8,100

Plans, Surveys, and
 Supervision..... \$ ~~1,130~~ 1,200

Contingencies..... \$ ~~470~~ 500

SUB TOTAL \$ ~~9,700~~ 9,800

Exhibits, Aud.-Vis.

Installations, Etc..... \$

GRAND TOTAL \$ ~~9,700~~ 9,800

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PROJECT CONSTRUCTION PROPOSAL

1. Statement of requirements, proposed work and construction data, justification, etc. (Use additional sheets as necessary.)

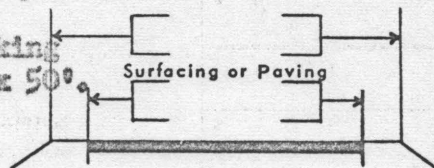
To Construct parking facilities and make ground improvements on the Andrew Johnson House 1838-51, property recently acquired. Length _____ Miles _____
Finished width shoulder to shoulder

This proposed parking area and walks will contain 10 parking spaces for automobiles and 2 for large buses. Area: 100' x 50'

Landscaping the area surrounding the parking area and providing a protective wall.

This parking area with necessary landscaping is necessary to provide adequate parking for visitors to the Visitor Center Area. Present parking facilities are grossly inadequate for the needs.

The total of PCP's B-13, M-13 and R-11 must not exceed the \$16,700 still available under the Congressional Limitation for development.



2. Land Status (if Govt.-owned, what agency), Water Rights, Research, Etc.

Government owned - United States Department of the Interior - National Park Service

CP Data Prepared by (Name, title & Date) <u>Robert W. Hunt, Jr.</u> <u>Adm. Ass't. Andrew</u> <u>Johnson NMS</u>	4. Cross-reference PCP's to this Project: <u>B-13 - B-13</u> PCP numbers of previously completed portions:	6. CLASS <u>C</u> ESTIMATE	
		Construction.....	\$ <u>4,000</u>
		Plans, Surveys, & Supervision.....	<u>800</u>
		Contingencies.....	<u>200</u>
		SUB TOTAL	
5. Construction by: Day Labor ☐ Contract ☒ Work supervised by: Park ☒ Reg. ☐ Design Office ☐	Exhibits, Audio-Visual Installations, etc.....		
	GRAND TOTAL	\$ <u>5,000</u>	

7. DISTRIBUTION OF COPIES	8. Recommended by Park Office (Signature, title, date)
No. To	<u>Roger R. Miller</u> <u>Roger R. Miller - Superintendent - November 23, 1964</u>
6 SERO	9. Approved by Regional Office (Signature, title, date)
	10. Reviewed by D&C Field Office (Signature, Title, Date)

ADVANCE PRINT

SUBJECT TO CHANGE

11. Location within Area or Termini <u>Visitor Center Area - Andrew Johnson NMS</u>	12. Master Plan No.	13. Bldg. or Rt. # and Sec. <u>Unasgd.</u>
14. Region <u>Southeast</u>	15. Park <u>Andrew Johnson National Historic Site</u>	
16. Project <u>Construct parking facilities, walks (.03 mi), and ground improvements.</u>		17. PCP Index No. <u>R-11</u>
<u>Greene</u> (County) <u>Tennessee</u> (State)		18. P. S. & S. by <u>BPR</u> ☐ <u>NPS</u> ☒

CLASS  (A) - Estimate based on working drawings
CLASS (B) - Estimate based on preliminary plans
CLASS  (C) - Estimate based on similar facilities in other parks

ESTIMATE

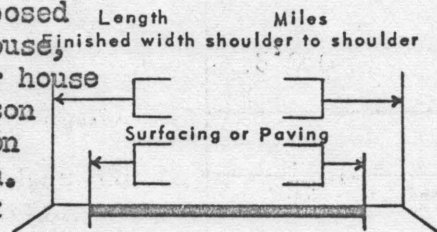
Item	Quantity	Cost
To construct a parking lot 100 ft. long and 50 ft. wide containing 10 parking spaces for automobiles and 2 parking spaces for buses, and walks.		
Construction items consist of the following:		
Removal of present debris and preparation of the site, grading existing paved area, adding sufficient stone for 6" base, applying 50 lb. surface treatment and placing concrete car stops - this will cost		\$3,500
Grounds improvement - will cost		\$500
Estimate Totals		
Construction.....		\$ 4,000
Plans, Surveys, and Supervision.....		\$ 800
Contingencies.....		\$ 200
SUB TOTAL		\$ 5,000
Exhibits, Aud.-Vis. Installations, Etc.....		\$
GRAND TOTAL		\$ 5,000

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PROJECT CONSTRUCTION PROPOSAL

Statement of requirements, proposed work and construction data, justification, etc. (Use additional sheets as necessary.)

Prepare a Part I Historic Structures Report for the proposed complete reconstruction of the 1838-51 Andrew Johnson House, for its use as retaining the Historic Scene and exterior house display. The interior to serve as possible Andrew Johnson Library and conference rooms, and to house Andrew Johnson items not currently displayed at the Homestead or Museum. This study will serve as a guide in determining the work of restoration.



Prepare a Part II Historic Structures Report after WASO has approved the Part I Report.

The Southeast Region Staff will prepare the historical, archeological and other data of the report. EODC will prepare the architectural and landscape data of the report.

The total of PCP's B-13, M-13 and R-11 must not exceed the \$16,700 still available under the Congressional Limitation for development.

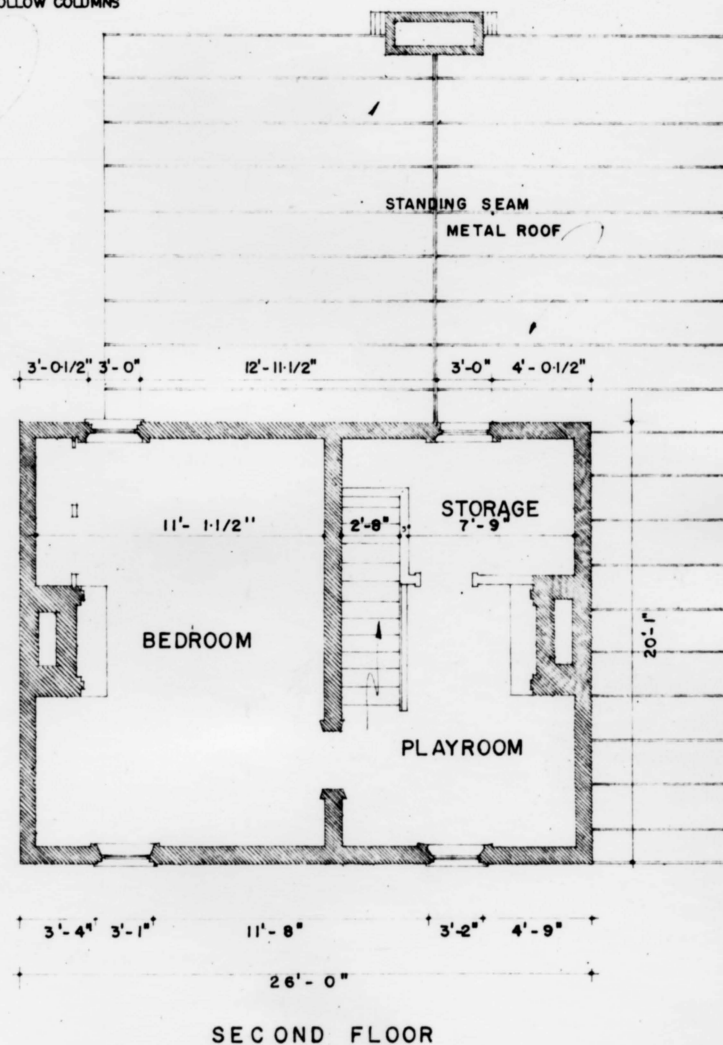
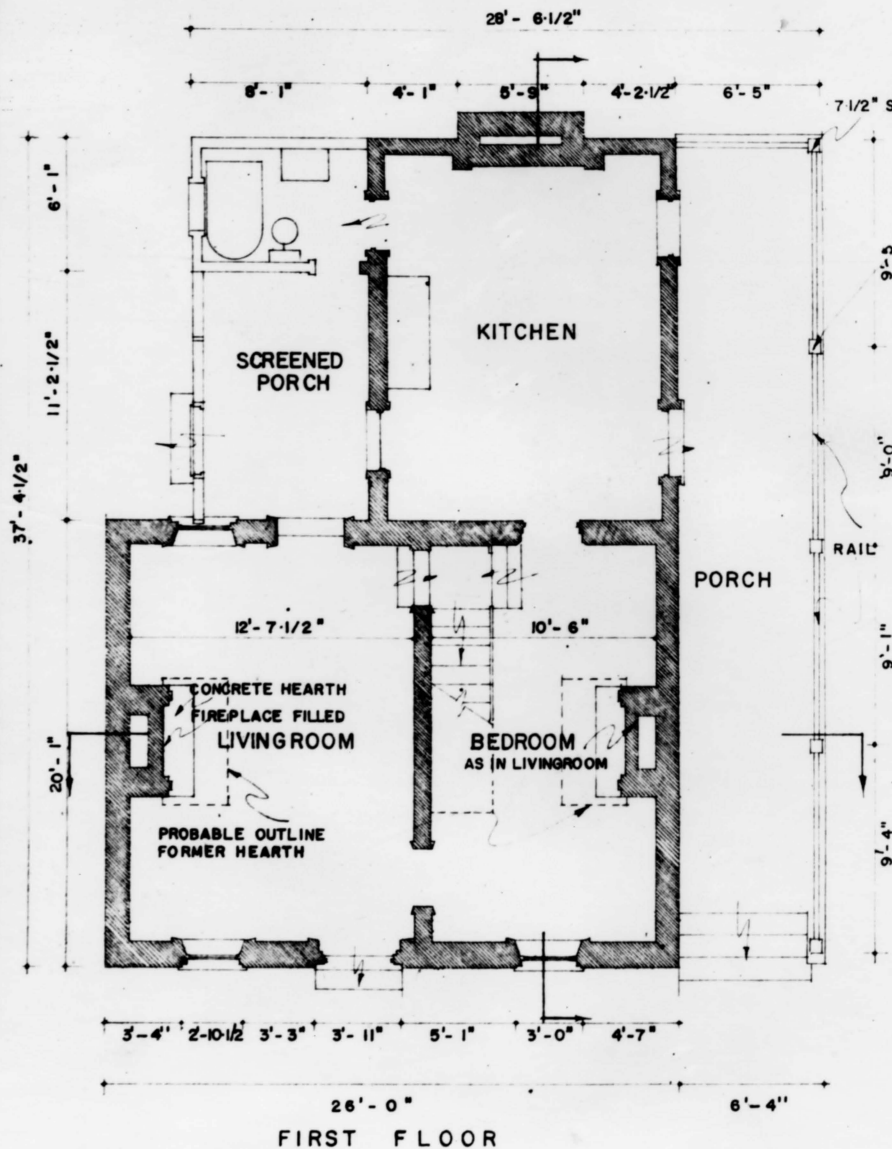
2. Land Status (if Govt.-owned, what agency), Water Rights, Research, Etc.

Government owned, U.S. Department of the Interior, National Park Service.

CP Data Prepared by (Name, Title & Date) <u>Robert W. Hunt, Jr.</u> <u>Adm. Ass't. Andrew Johnson NHS 11-23-64</u>		4. Cross-reference PCP's to this Project: <u>B-13 - R-11</u> PCP numbers of previously completed portions:	6. CLASS <u>C</u> ESTIMATE Construction..... \$ <u>1,700</u> Plans, Surveys, & Supervision..... <u>210</u> Contingencies..... <u>90</u> SUB TOTAL <u>2,000</u> Exhibits, Audio-Visual Installations, etc..... GRAND TOTAL \$ <u>2,000</u>
7. DISTRIBUTION OF COPIES No To		5. Construction by: Day Labor ☐ Contract ☒ Work supervised by: Park ☒ Reg. ☐ Design Office ☐	8. Recommended by Park Office (Signature, title, date) <u>Roger R. Miller</u> Roger R. Miller - Superintendent - November 23, 1964
6 SERO		9. Approved by Regional Office (Signature, title, date) (Sgd.) Raymond O. Mulvany Acting Regional Director DEC 11 1964	10. Reviewed by D&C Field Office (Signature, Title, Date) <u>Vincent N. Mauro</u> , Project Control Officer, EODC, 12/23/64
11. Location within Area or Termini <u>Visitor Center Area</u>		12. Master Plan No.	13. Bldg. or Rt. # and Sec. <u>Unasgd.</u>
14. Region <u>Southeast</u>	15. Park <u>Andrew Johnson National Historic Site</u>		17. PCP Index No. <u>M-13</u>
16. Project <u>Preparation of Historic Structures Report</u> <u>1838-51 Andrew Johnson House</u>		<u>Greene</u> (County) <u>Tennessee</u> (State)	18. P. S. & S. by BPR ☐ NPS ☒

ESTIMATE

26799



EUGENE I. LOWRY
JAMES F. O'GORMAN-DEL. 1956

ANDREW JOHNSON NATIONAL MON.
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

KERBAUGH HOUSE

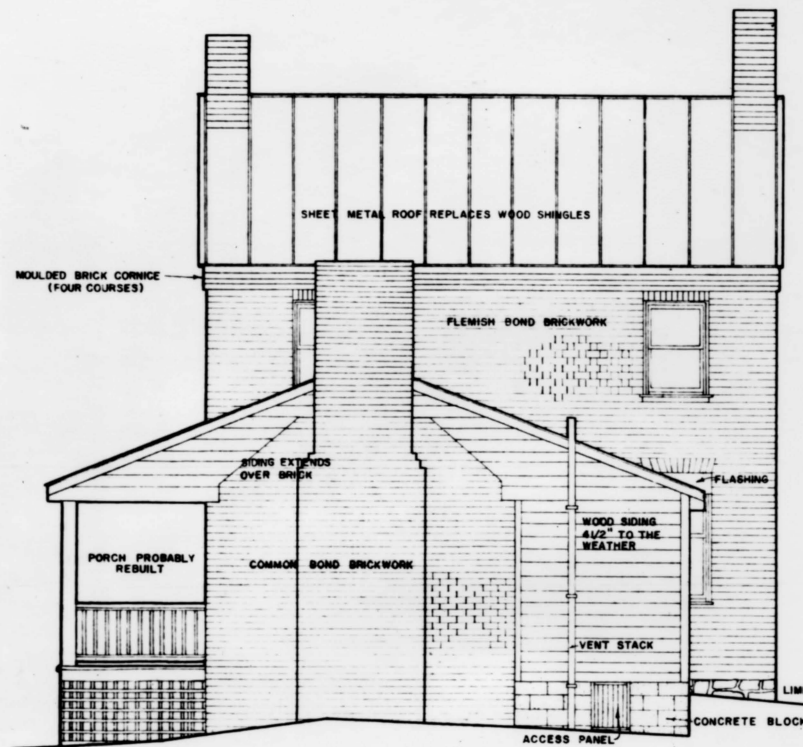
NAME OF STRUCTURE

DEPOT AND COLLEGE STS. GREENEVILLE, TENNESSEE

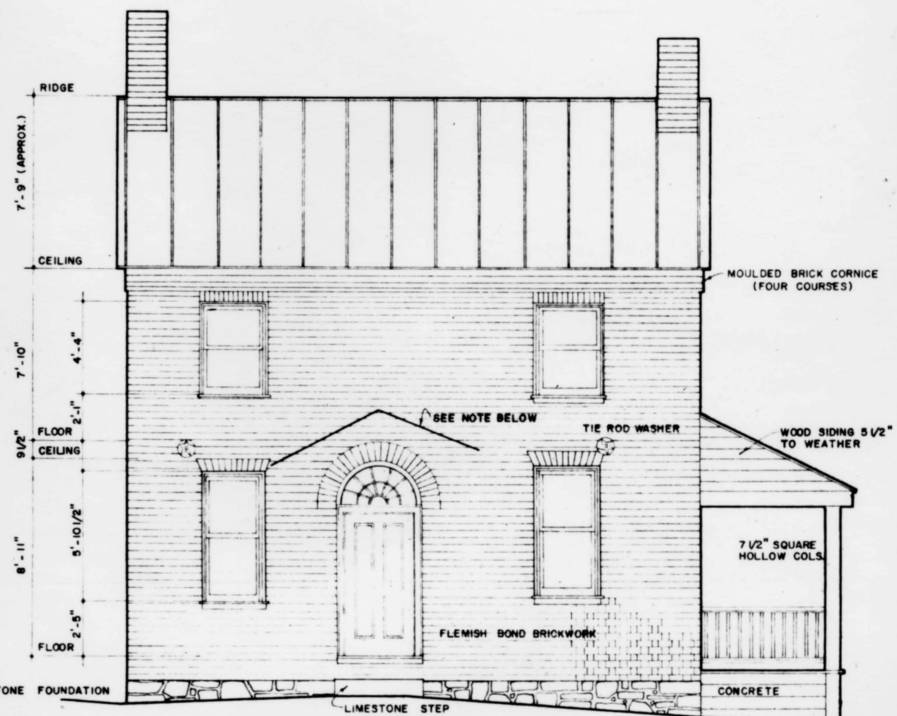
SURVEY NO.

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 3 OF 6 SHEETS

LIBRARY OF CONGRESS
HATCH BUILDING

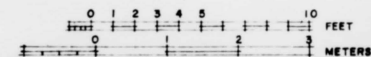


EAST (REAR) ELEVATION
SCALE 1/4"=1'-0"



WEST (FRONT) ELEVATION
SCALE 1/4"=1'-0"

NOTE:
MARK OF GABLE OVER DOOR INDICATES FORMER
POSITION OF PORTICO REMOVED CIRCA 1950
OLDEST KNOWN PHOTOGRAPH SHOWS SECOND FLOOR
WINDOWS DIVIDED INTO 6 OVER 6 LIGHT SASH, NO
SHUTTERS; FIRST FLOOR WINDOWS DIVIDED INTO
9 OVER 9 LIGHT SASH (REMOVED CA. 1950) AND
SHUTTERS.
FORMER LOW BRICK WALL IN FRONT OF HOUSE
REMOVED AT TIME STREETS WERE PAVED (CA. 1918).



EUGENE I. LOWRY
JAMES F. O'GORMAN - DEL. 1956

ANDREW JOHNSON NATIONAL MONUMENT
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

KERBAUGH HOUSE

NAME OF STRUCTURE
DEPOT AND COLLEGE STS. GREENEVILLE, TENNESSEE

SURVEY NO.

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 4 OF 6 SHEETS

LIBRARY OF CONGRESS
JULY 1961

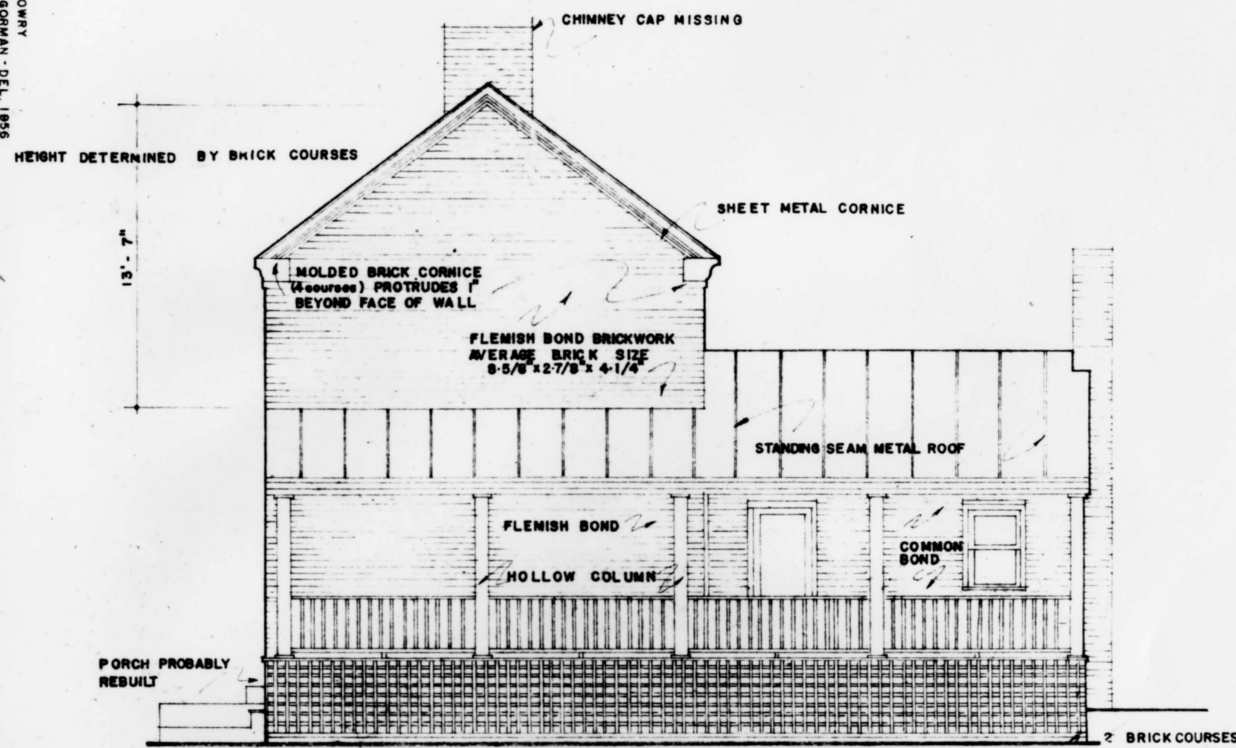
EUGENE I. LOWRY
JAMES F. O'GORMAN - DEL. 1956
NEW JOHNSON NATIONAL MON
ATLANTA, GA. DIVISION OF THE INTERIOR
NATIONAL PARK SERVICE BRANCH OF PLANNING AND DESIGN

KERBAUGH HOUSE
DEPOT AND COLLEGE STS. GREENEVILLE, TENNESSEE

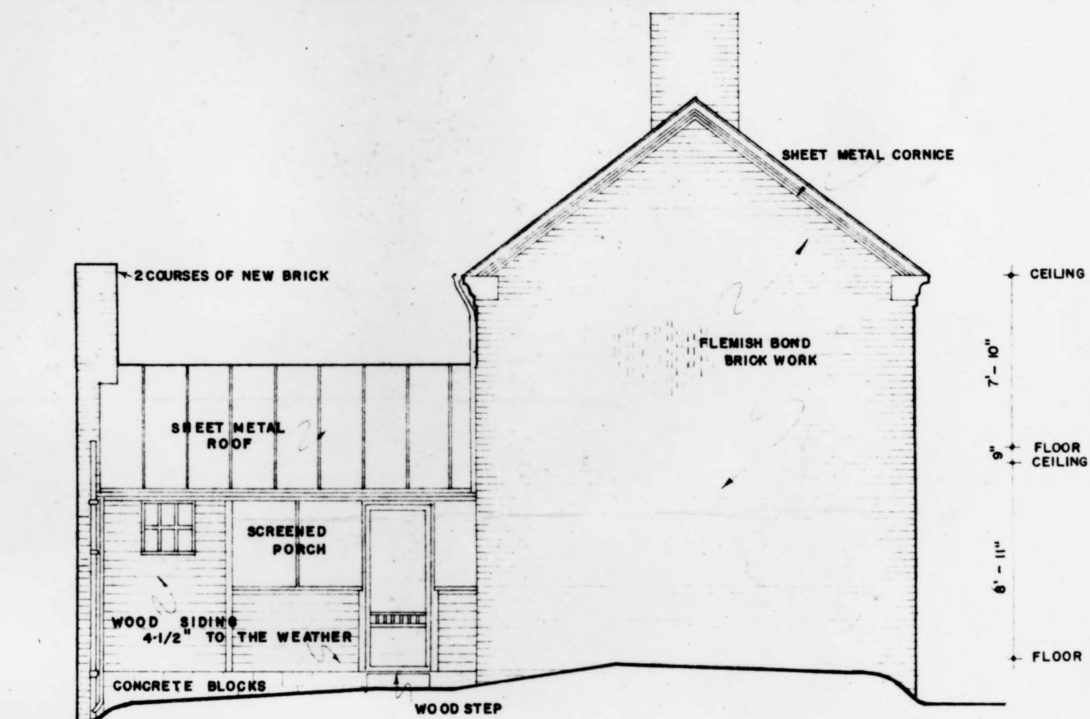
NAME OF STRUCTURE

SURVEY NO.

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 5 OF 6 SHEET



SOUTH (DEPOT ST.) ELEVATION



NOTE:
SCREENED PORCH THIS ELEVATION REBUILT CA. 1950
FORMER PORCH OF SIMILAR DIMENSIONS.

NORTH ELEVATION

36	37
35	
34	38
33	39

32	
31	
30	
29	
28	

MAIN STREET

	TAILOR SHOP LOT	HOUSE LOT
	68	77

WATER STREET

DEPOT STREET

27	
26	
25	
24	
23	

22	
21	
20	
19	

GREENEVILLE, TENN