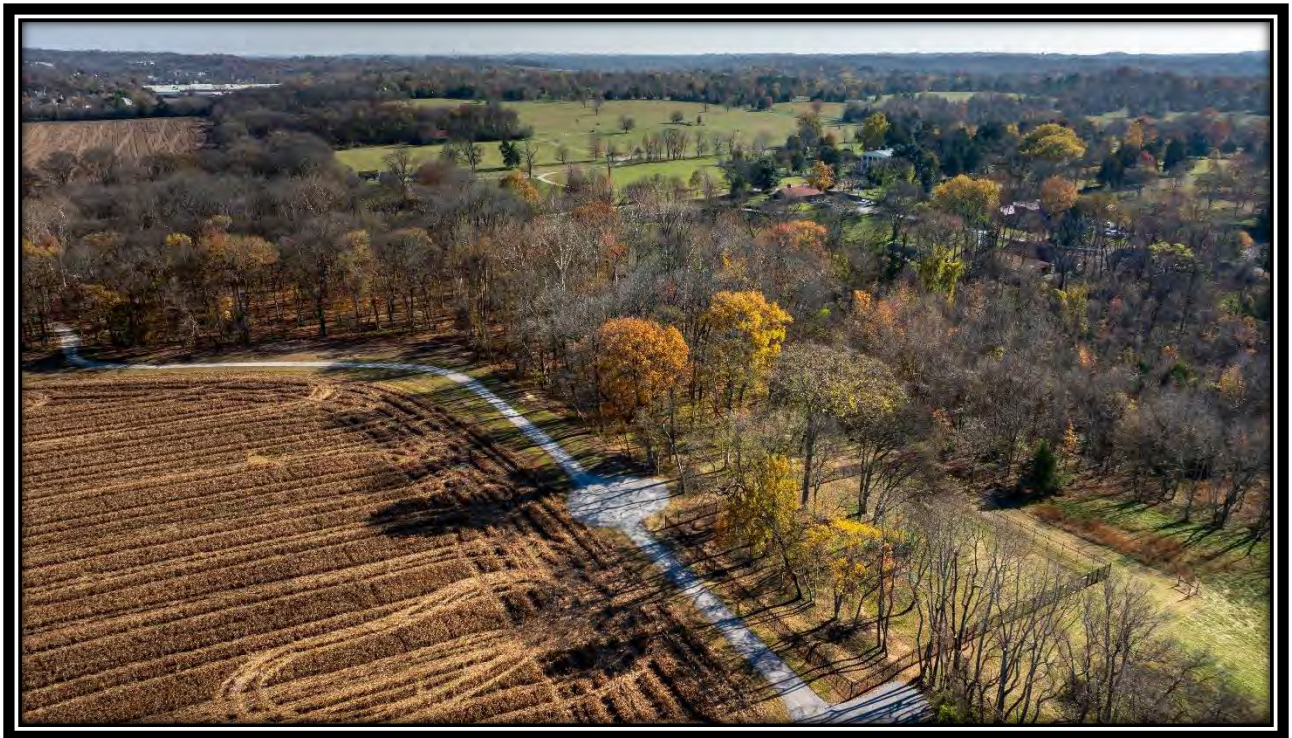




2024 ANNUAL REPORT

to the

TENNESSEE STATE BUILDING COMMISSION



Drone image of the Enslaved Cemetery with the Hermitage mansion in the background, November 2024.

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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 2024 and proposed work for calendar year 2025. 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.

Andrew Jackson Foundation President & CEO Transition

Howard J. Kittell, President and CEO of the Andrew Jackson Foundation since November 2008, retired on June 30, 2024. The Board of Trustees honored Kittell with the title President and CEO Emeritus upon retirement. Kittell's 16-year tenure in this position was the longest in the history of the AJF. In September 2024, The Board of Trustees named Jason R. Zajac as the new President and CEO. Zajac began his term on October 2, 2024.

The Hermitage Mansion

Hermitage Mansion Front Porch Floor, Column Bases, and Steps

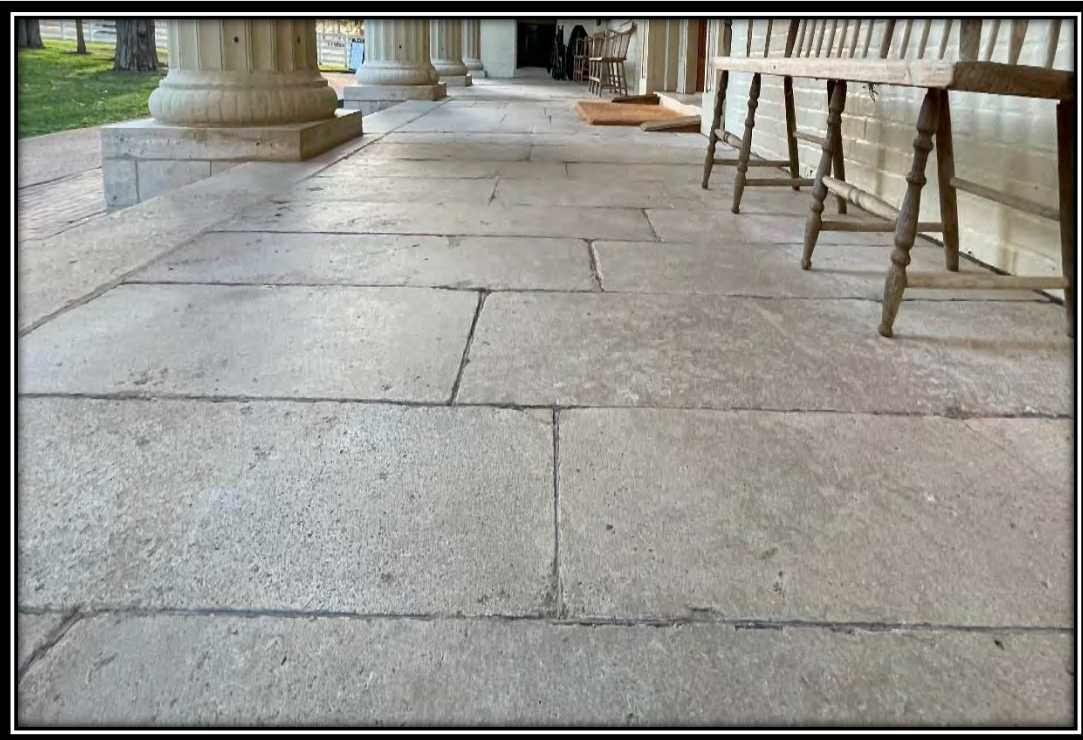
The Hermitage mansion front porch stone floor and steps are original to the building and are a vital part of the pathways visitors use to enter the house. The stone is comprised of slabs of soft Tennessee limestone. The elastomeric sealant joints between these slabs failed many years ago, allowing water into the soil under the stone. Subsidence occurred in a few areas of the supporting soil causing stones to sink out of alignment with the floor plane. This situation resulted in ponding water and trip hazards on the porch. These stones were removed, the soil under them stabilized, and the stones reset. Contractors repointed the joints between the floor stones with packed and then burnished lead wool, a soft malleable historically appropriate material that will not injure the stones. Two porch floor stone slabs were replaced due to deterioration. The removed stones are now part of the preservation collection.

The steps leading up to the porch were reset as needed and then repointed with a soft masonry mortar. Stones that required patching were repaired with Jahn patching mix that is specifically designed for historic applications. The elastomeric sealants used in the joints between stones that comprise the front column bases also failed. These stones were repointed with masonry mortar and patched as needed. The rear porch steps were stabilized with stone and brick bats from the underside. The joints between the stone steps were repointed with lead wool. All the porch and steps stones were cleaned as part of this project.

Centric Architecture designed the specifications for the project in consultation with AJF staff. WASCO Masonry began repairs in May 2024 and completed the work in December 2024. The AJF received \$2,000,000 appropriations from the State of Tennessee for fiscal year 2023 and 2024, a portion of each helped fund this project. The total cost for the project was \$166,000.



Before view of Hermitage mansion front (south) porch floor, December 2022.



View of the completed work on the Hermitage mansion porch floor, December 2024.



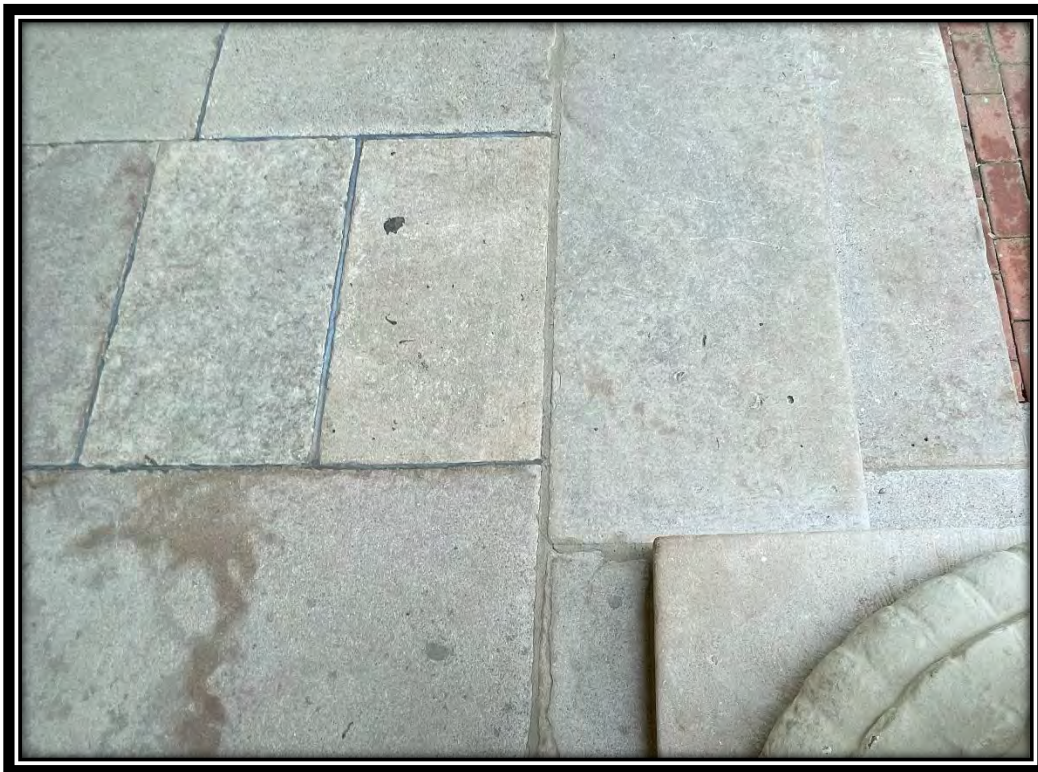
Typical sealant failure in porch floor stone joints, December 2020.



Elastomeric sealants replaced with packed and burnished lead wool between the joints, December 2024.



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



Same area of porch as above, repointed and realigned, December 2024.

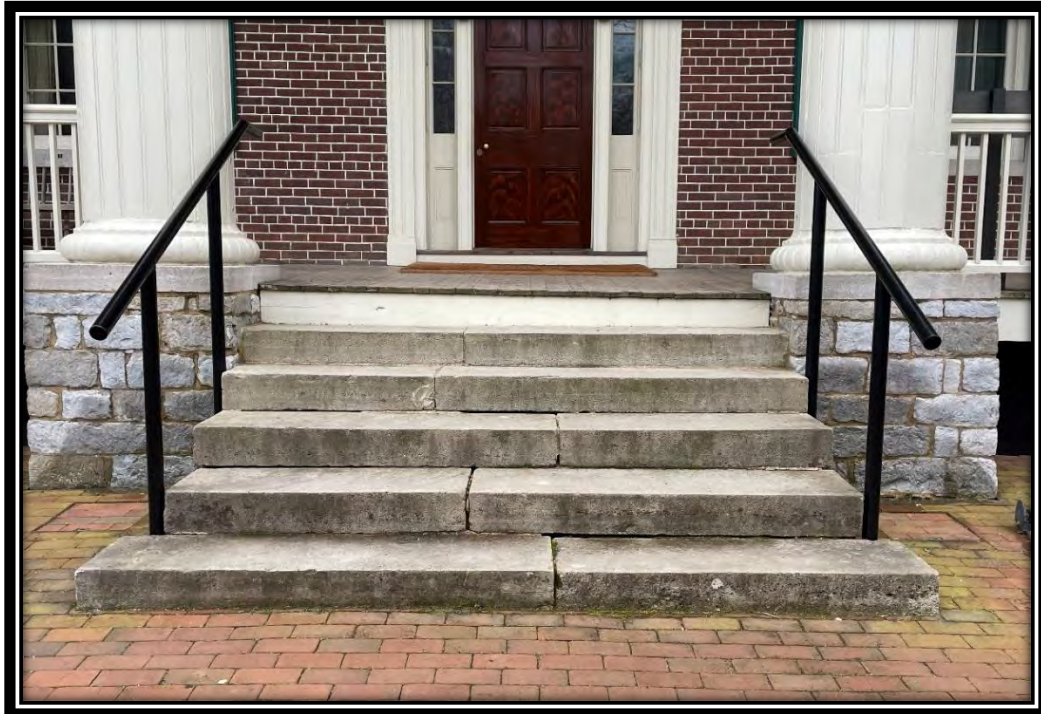


Failed sealant joints in column bases, front portico, December 2022.



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Column bases repointed with masonry mortar, December 2024.



The Hermitage rear (north) steps needed realigned and repointed, December 2022



The Hermitage north steps realigned, stabilized, and repointed with lead, December 2024.

Enslaved Cemetery Discovery

In 2024, the Andrew Jackson Foundation located a cemetery on the Hermitage property that is believed to be the Enslaved Cemetery. This is the most important archaeological find at The Hermitage in the last quarter century. The Enslaved Cemetery contains at least 28 graves. The well-established historical record of The Hermitage proves that no other population lived on this site that could account for this number of burials other than the enslaved. Additionally, no event such as a battle or epidemic can explain these graves. To date, at least twenty-six enslaved deaths are documented to have occurred at The Hermitage.

Historical documents and maps helped the AJF Staff identify a search area for the Enslaved Cemetery and the Vanderbilt Institute for Spatial Research (VISR) assisted with physically marking that area onsite. Contractors then cleared the search area of underbrush, unhealthy, and fallen trees. This work took place from November 2023 to January 2024. Next, VISR, TRC Companies, the Tennessee Division of Archaeology (TDOA), and other archaeologists walked the cleared land in early January 2024 to flag surface features such as possible gravestones and grave depressions. Using the results of this survey walk, VISR's staff established search grids to perform ground penetrating radar (GPR). Two rounds of GPR were performed, first by VISR in February and March 2024 and then by TRC Companies in May and June 2024. Both rounds of GPR confirmed the concentrated presence of graves in one area roughly 1,200 feet northwest of the Hermitage Mansion. TRC Companies then performed a limited excavation to confirm the presence of grave shafts in the cemetery. After locating two clearly defined grave shafts, TDOA and TRC Companies concurred that the site was a cemetery and that no further excavation was necessary. Please note that no human remains were disturbed during this excavation. Upon completing the excavation, TRC Companies was chosen by the Andrew Jackson Foundation as the lead author of a peer reviewed report of findings on the cemetery. TRC submitted a draft report in December 2024.

While TRC began work on the report, the Andrew Jackson Foundation took steps to physically protect the site, provide visitor access, and developed plans to share the discovery with the public. In the fall of 2024, the AJF contracted the installation of a substantial but respectful security fence around the cemetery. AJF contractors and staff also built a combination of gravel roads and mulched pathways so visitors would be able to access the site either by walking or by golf cart. The AJF installed wayside interpretive signs at the cemetery and developed a free walking tour to the cemetery and other slave related sites. In December 2024, the AJF publicly announced the discovery of the Enslaved Cemetery and opened the site to visitors.

This project is complete except for TRC's final report which is due in March 2025. Moving forward the AJF will engage enslaved descendants and members of the community to discern what further research and memorialization is necessary at the site. The AJF will consult with the Tennessee Division of Archaeology and the State Building Commission if any research or memorialization might impact the site. Please note that this project was privately funded by an anonymous donor. Please note that TRC Companies draft report is available upon request.



The small, weathered rock in this photograph is an original marker for an enslaved person's grave. This is one of three known original markers still in situ. November 2024.



The limestone rocks in this photograph were placed by the Andrew Jackson Foundation to mark the locations of the 28 graves identified, by GPR. November 2024.



The locations of each grave identified by GPR are overlaid on this aerial image, July 2024.



This Google Earth image shows the relationship between the Hermitage Mansion and the Enslaved Cemetery. The two are roughly 1,200 feet apart. November 2023 Google Image.

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 Greek Revival residential architecture in Middle Tennessee. 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 in Kentucky. Donelson served as Jackson's private secretary during parts of 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 Exterior Shell Repair Project

The AJF received a \$2 million appropriation from the State of Tennessee for fiscal year 2023, the bulk 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. WASCO of Nashville, Tennessee was awarded the contract for the masonry portion of the work and Midwest Maintenance Inc. of Piqua, Ohio the contract for all non-masonry components of the project.

In February 2023, WASCO began the masonry work which included repointing the walls and foundation, along with several minor repairs and cleaning. WASCO achieved substantial completion in September 2023 and final completion in March 2024.

Midwest Maintenance achieved substantial completion in May 2024 and final in December 2024. Midwest's work included installation of a new sheet metal roof with a 20-year water tightness warranty and 40-year color warranty, new downspouts and gutters connected to a new underground drainage system to protect the foundation, repair and replacement as needed of exterior trim and repainting all trim, stripping, reglazing, and repainting all windows including replacement of 33 sashes, repairs to exterior doors, and the installation of a new wood porch floor. Please note that if an original sash was replaced, that sash was added to the AJF preservation collection. Additional work included the installation of new lightning protection and fire and burglar alarm systems for Tulip Grove.

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's Nashville branch. This was the first substantive archaeology survey performed at Tulip Grove in its history. The testing program involved ground penetrating radar, shovel test pits, test excavation units, and monitoring of the underground drainage installation. 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 final cost of the completed Tulip Grove Exterior Shell Repair Project was \$1,413,500.



Tulip Grove Post Repairs, November 2024.



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



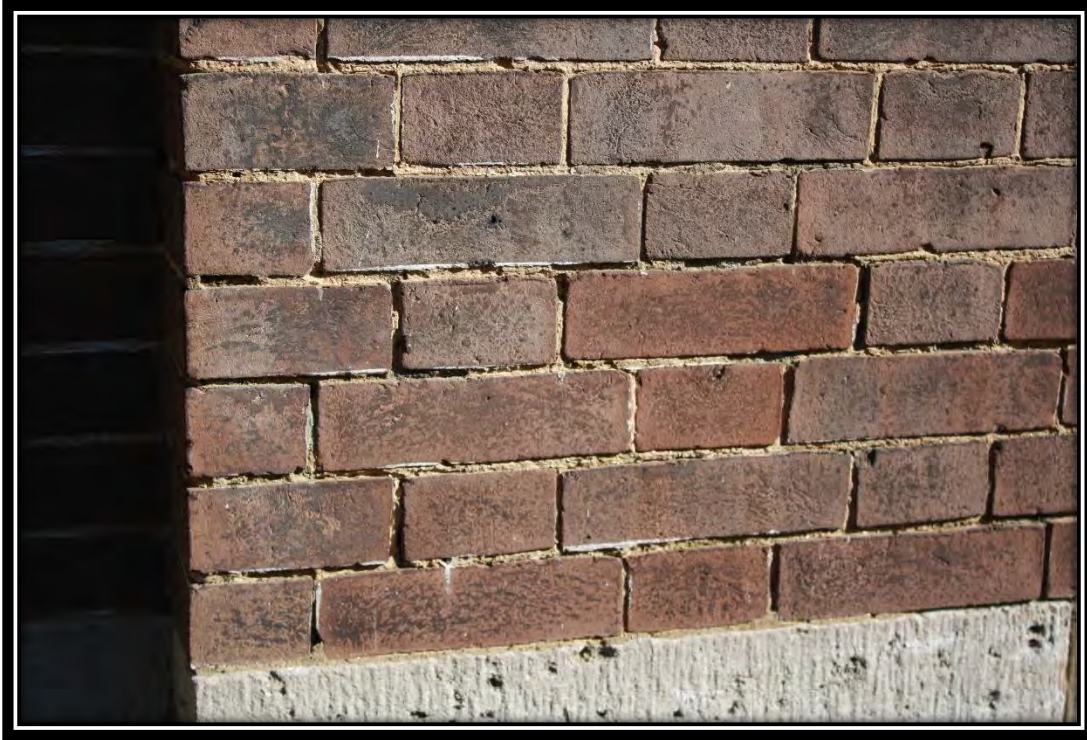
Repair of Tulip Grove's front (west) façade complete and new roof installed, November 2024.



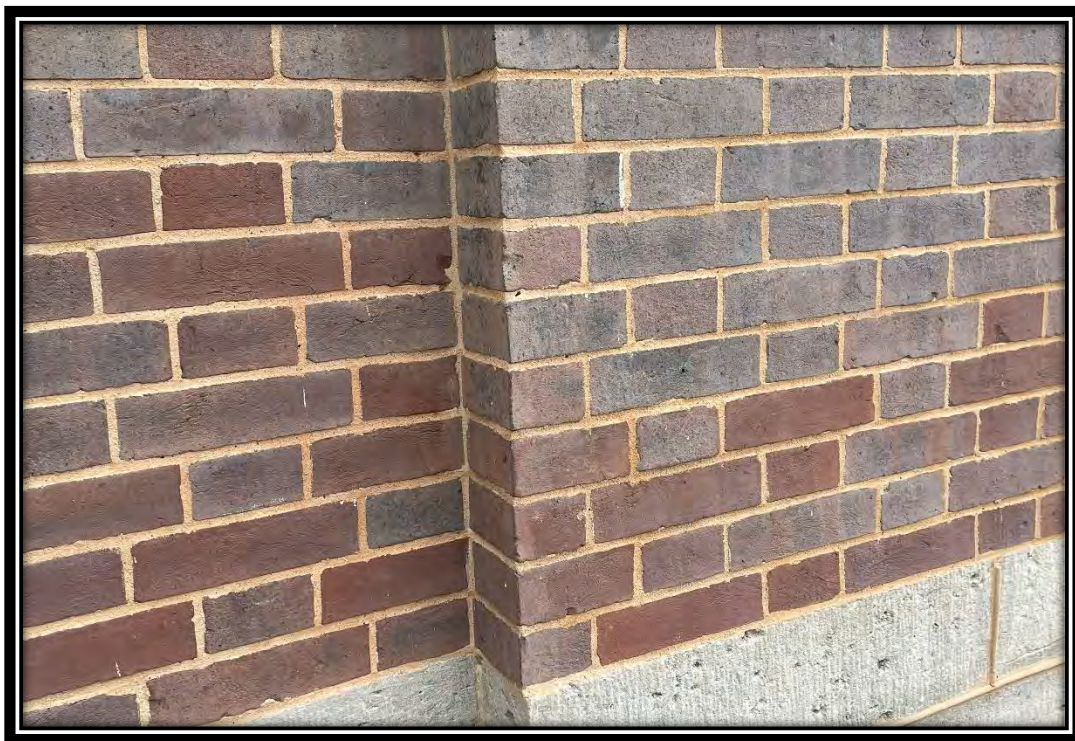
Tulip Grove's rear (east) façade and roof prior to project, December 2022.



Tulip Grove's rear (east) façade after repairs and roof replacement, December 2024.



Typical mortar deterioration at Tulip Grove, January 2022.



Repointing work completed, July 2023.



Deteriorated wood trim and gutters, Tulip Grove's kitchen wing, December 2022.



Wood trim repaired and gutters replaced on the kitchen wing, December 2024.



Left, typical window condition prior to work, December 2022. Right, windows after stripping, priming, reglazing, and finish painting, December 2024. All windows are now operable again.



Archaeologists discovered a previously unknown foundation and root cellar within 30 feet of Tulip Grove Mansion. This building may have been a detached kitchen, June 2023.

Jackson Era Enslaved Quarters and Outbuildings

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 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 exhibition is still being sought. The electrical service and lighting upgrades funded by the State Museum grant were completed in June 2024. In addition, the campus IT infrastructure was extended to Alfred's Cabin to enable the installation of cloud-based lighting controls and a monitored fire and burglar alarm system.

In summer 2024, the Tennessee Historical Commission notified the AJF that it had been awarded a preservation grant for Alfred's Cabin. The total award was \$30,000 that the AJF is required to match with \$20,000 of its own funds. This project will include: laser scanning Alfred's Cabin to create digital floor plans and elevations for architectural and record keeping purposes; replace failing gable siding; patch logs; and replace failed daubing as needed. ASI 3D Imaging Services completed the laser scans in October 2024. Centric Architecture will design the remaining work in early 2025 with construction slated for April and May 2025.



Alfred's Cabin, December 2024.



The north room of Alfred's Cabin after lighting improvements, December 2024.



Typical log damage at Alfred's Cabin that requires patching to keep water from pooling inside the log cavity, December 2024.



Deteriorated gable siding pulling free from wallowed out nail holes, December 2024.



Typical daubing deterioration at Alfred's Cabin, December 2024.

Smokehouse

Built in 1831, the Hermitage Smokehouse actively operated for a half-century. The soil around the building and its stone and brick walls are contaminated with salt. Water vapor transports salt through the soil, brick, stone, and mortar joints of the smokehouse and when the vapor evaporates the salt is left behind. The salt 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 matched this grant with \$14,000. Centric Architecture designed the repairs and WASCO Masonry executed the repointing work from May to October 2024. These repairs cost \$43,000, exceeding the original budget by \$8,000. The AJF raised additional funds to cover the overage but one aesthetic element of the project, penciling the mortar joints had to be omitted. The estimated cost for penciling is \$6,000 which the AJF continues to pursue.



The Hermitage Smokehouse, December 2023.



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



Repointed mortar joints, December 2024.

Discovery of Jackson's Stable and Carriage House

In 1833, Andrew Jackson had a brick building built a few hundred feet behind the Hermitage mansion to house carriages and stable his riding horses. Jackson also had a log stable that predated the brick stable nearby which continued to be used. Photographs taken in 1867 document the brick stable and carriage house, but its exact location and orientation was not known. This past summer archaeologists conducted testing in advance of a project to bury power lines underground during which they located the foundation of the brick stable and carriage house. The archaeologists also located a nearby building site that may have been the log stable but additional research and archaeology would be required to definitively prove the size and function of that building.

TRC's Nashville branch managed the project and will submit a full report on their findings in spring 2025. TRC's excavation revealed that a portion of the foundation of the north, west, and south walls of the building were intact underground. This project revealed that the building's gable ends were oriented east-west. The building was twenty feet wide but its length could not be determined. The foundation is located adjacent to and continues under the Maintenance Building that was built in 1930. To determine the full extent of Jackson's stable and carriage house the Maintenance Building would have to be demolished.

The discovery of these buildings is another significant contribution to the known history of The Hermitage that is helping the AJF build a more complete understanding of the landscape that Andrew Jackson knew.



Excavation of possible log stable building, October 2024.



Partial photograph of Andrew Jackson's brick stable and carriage house, c.1867 by C.C. Giers.



Excavated foundation of stable/carriage house, northwest corner, October 2024.



Southwest corner of foundation with partial intact brick wall, October 2024.

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. Completed in 1988, the Andrew Jackson Visitor Center requires significant repair and upgrades. This facility lacks sufficient museum exhibition space, adequate collections storage space, fire sprinkler protection for collections storage, education classrooms, sufficient 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 building and infrastructure needs. The Tennessee General Assembly appropriated \$2 million and \$2.5 million in fiscal year 2024 to begin addressing these needs. Below is a recap of those projects and work achieved in 2024 and schedule for 2025.

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. Due to leadership transitions within the AJF staff in 2024, little progress has been made on this objective. In early 2025, the Board of Trustees will begin to define its strategic vision for the next 5-10 years and buildings will be a major component of that plan.

Andrew Jackson Visitor Center Repairs. The Andrew Jackson Visitor Center required repairs to stabilize the building for an anticipated five to ten years of remaining service. Repairs began in 2023 and concluded in September 2024. Included in the work were the following: replacement of an HVAC unit; replacement of the breezeway ceiling with accompanying lighting upgrades; sealing the building's roof and gutter system; covering the leaky limestone wall cap with metal; and replacement of the courtyard's concrete paving. These repairs were funded by fiscal year 2023 and 2024 appropriations from the Tennessee General Assembly. The total cost for these repairs was \$809,000.



The Andrew Jackson Visitor Center Roof after seal coating and capstone covered with metal, November 2023.



The Visitor Center canopy ceiling after replacement and lighting upgrades, completed March 2024.



Fractured and heaved concrete slab in the Andrew Jackson Visitor Center courtyard caused by tree roots, December 2021.



Andrew Jackson Visitor Center Courtyard after tree removal, concrete replacement, and installation of new landscaping, June 2024.

Site Operations Facility. The AJF Board of Trustees approved the construction of a New Site Operations Facility in 2023. Construction of the building is slated to begin in 2025. The facility will enable the AJF to relocate maintenance, grounds, and gardens operations from multiple antiquated buildings inside the historic core to a modern more efficient building outside the historic area. The State Building Commission approved the location of this new facility in December 2023.

The design for this 11,000 square-foot building is complete and is meant to serve current and future operational needs. The building includes 3,000 square feet of equipment and vehicle storage, 2,000 square-feet of workshops and parts/tools storage cages, 2,500 square-feet of general site storage, 2,500 square-feet of storage for archaeology and preservation, and 1,000 square-feet for staff offices, breakroom, and restroom. The design has passed through the permitting process except for the fire marshal. Insufficient water pressure and volume onsite to meet NFPA code requirements has halted permitting. As designed, the budget for the Site Operations Building is \$2 million. Wellspring Builders was hired as the design-build contractor on the project with Barge Civil Associates as engineer and Crossroads Architecture as architect.



Location of new Site Operations Facility versus existing. Light blue area represents The Hermitage historic core.



Grounds and Gardens operations headquartered in 1936, barn and modern hoop greenhouse in the Hermitage historic core will transfer to the new Site Operations Facility. This will enable the AJF to repurpose this area for visitor engagement.



The 1930 Maintenance Building houses maintenance operations and public restrooms. Moving maintenance operations to the new Site Operations Facility will enable the AJF to provide better visitor amenities and accessible bathrooms near the Hermitage mansion.

Utility Upgrades

1. Water Service Upgrade. The Hermitage campus is served by one eight-inch water supply line that travels nearly 4,000 linear feet. That line supplies seven buildings, four hydrants, three sprinkler systems and multiple irrigation systems. Water pressure and volume onsite is barely sufficient to operate automatic flush valves and irrigation. The entire Hermitage campus is now deficient in terms of modern NFPA code requirements. To address this problem, the AJF Board of Trustees designated \$1 million of a \$2.5 million fiscal year 2024 State of Tennessee appropriation for water infrastructure upgrades. In January 2025, the AJF hired Barge Civil Associates to design these improvements. The goal for this project is to upgrade the water infrastructure to serve existing and future needs using best practices to meet code requirements for domestic water and fire protection.



Water volume and residual pressure at this hydrant that protects the National Historic Landmark Hermitage Mansion does not meet modern fire codes, December 2024.

2. 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 landscape of The Hermitage. Nashville Electric Service developed a schematic plan for this project and the Andrew Jackson Foundation obtained construction cost estimates based on that schematic. The AJF retained Kimley-Horn Engineering in March 2024 to design the project and assist with bidding and construction administration. As

of the end of 2024, Kimley Horn has completed 90% construction documents and began permitting due diligence. Kimley-Horn will complete construction documents early in 2025. Due to the delay in construction on the New Site Operations facility this project may be accelerated or delayed to sequence it with that project. The estimated budget is \$900,000. The Andrew Jackson Foundation has raised \$400,000 and committed \$500,000 from a \$2.5 million appropriation received in 2024 from the State of Tennessee for infrastructure. All plans for this project will be submitted to the Office of the State Architect for approval.

In the summer of 2024, archaeologists from TRC performed ground penetrating radar and excavations in the area that will be impacted by this project to document any cultural remains. As a result, archaeologists discovered the foundation of Andrew Jackson's 1832 brick carriage house and stable and a nearby log stable with an undetermined date of construction (previously documented in this report). Kimley-Horn's construction design accounts for the protection of these discoveries.



These utility poles are visible from the Hermitage mansion, December 2024.

END OF REPORT