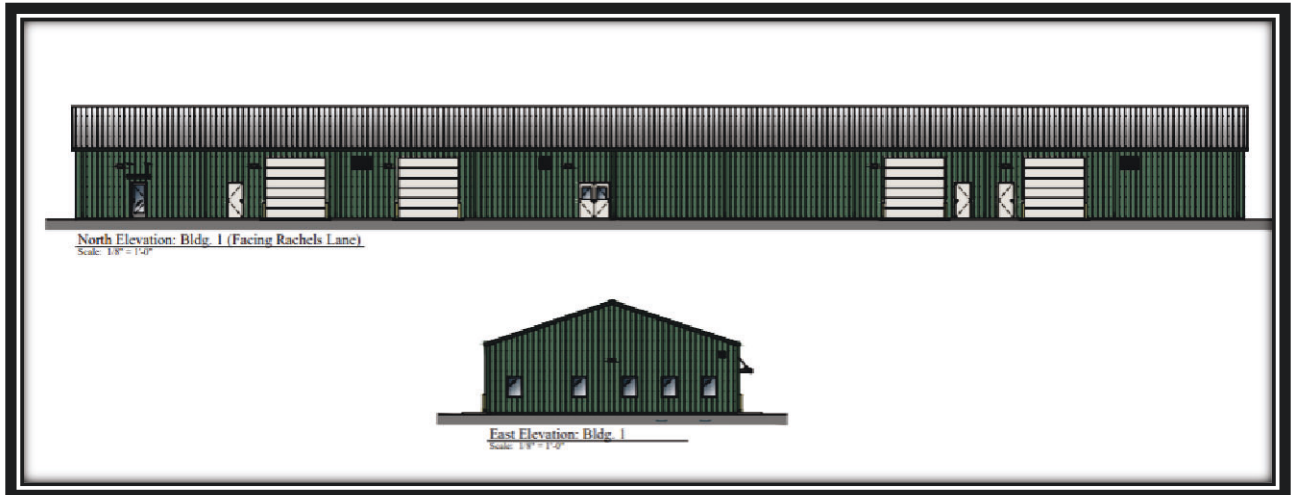




2025 ANNUAL REPORT
to the
TENNESSEE STATE BUILDING COMMISSION



Rendering of the New Site Operations Building currently under construction.

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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 2025 and proposed work for calendar year 2026 and beyond. 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.

The Hermitage Mansion

In calendar year 2025, the Hermitage mansion required no significant maintenance or preservation work. Over the past fifteen years, the Andrew Jackson Foundation, with support from the State of Tennessee, has made great strides in preserving the Hermitage mansion's structure and updating its modern systems. This includes a \$1.2 million exterior restoration of the mansion from 2009-2011, a \$400,000 foundation repair, drainage upgrade, and brick pathway replacement project from 2013-2014, a \$350,000 window restoration and interior storm window replacement from 2015-2016, an \$800,000 installation of an automatic water mist sprinkler system in 2017-2018, a \$1.1 million HVAC and electrical systems upgrade in 2022-2023, and a \$170,000 stone porch repair in 2024. Combined, these projects represent a \$4 million dollar investment by the people of the State of Tennessee in the preservation and protection of one of Tennessee's premier historic landmarks.

In calendar year 2026 and beyond, the Andrew Jackson Foundation must continue to maintain these investments by the State of Tennessee. Upcoming significant maintenance and preservation work includes repainting the mansion's front columns and entablature with sand, repainting the roof, structural inspections of the mansion's second floor porch structures, replacement of deteriorated non-original porch floor decking, upgrading interior lighting for better visitor access and protection of the historic collection, and replacement of the hall and stair carpets in the main hallways. The AJF is prepared to move forward with work on these projects as funding becomes available.



The sand painted finish on the front columns of the Hermitage mansion is cracking and paint is beginning to fail in areas, December 2025.



Roof paint on the Hermitage's west wing roof shows cracking and chipping, December 2025.



The Hermitage mansion has two second-floor porches with deteriorating floorboards. The beam and joist support structure under the floors should also be inspected.

Jackson Era Enslaved Quarters and Outbuildings

Alfred's Cabin

This c.1841 log cabin originally housed part of Jackson's enslaved population. Alfred Jackson, who was born enslaved at The Hermitage, lived in the cabin as a freeman beginning in the 1870s or 1880s until his death in 1901. In summer 2024, the Tennessee Historical Commission awarded the AJF a federal preservation matching grant for Alfred's Cabin. The total award was \$30,000 that the AJF was required to match with \$20,000 of its own funds. This preservation project included laser scanning Alfred's Cabin to create digital floor plans and elevations for architectural and record keeping purposes (drawings available upon request). Physical preservation work included replacement of deteriorated non-original gable siding, replacement of the unstable non-original south pen ceiling, minor log patching, and replacement of failed daubing joints. Centric Architecture designed the repairs and the AJF selected David Wyllie Construction as contractor. The project concluded in September 2025 under budget at \$46,000.



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



After, log deterioration patched to prevent continued water damage, December 2025.



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



New gable siding several months after installation, December 2025.



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



Daubing on Alfred's Cabin after repairs, December 2025.



Tulip poplar plank ceiling of in the south pen of Alfred's Cabin as it looked c.1901.



The non-original bead board ceiling in Alfred's Cabin was replaced with a historically appropriate Tulip Poplar wood plank ceiling, December 2025.

The First Hermitage Farmhouse and Kitchen

This First Hermitage Complex is the name the AJF has given to the site where Andrew Jackson lived from 1804 to 1821. When Jackson purchased the property in 1804, a two-story log Farmhouse (First Hermitage Farmhouse) existed at this site and Jackson used it as his home. In 1806, Jackson had a two-pen log structure (First Hermitage Kitchen) built as a kitchen and housing for enslaved. Archaeological findings and historic photographs document at least five structures that existed at the First Hermitage Complex during the Jackson family's ownership of The Hermitage from 1804-1856. In 1821, Andrew Jackson and his family moved into the Hermitage mansion. In c.1822, the first floor of the Farmhouse was removed, likely to build another enslaved quarter on the site, while the second floor was lowered to ground level and used as enslaved housing. From 1822 until the early 1860s, the reconfigured Farmhouse and Kitchen served as enslaved quarters. After the Civil War these two buildings fell into disrepair. The AJF restored the buildings for the first time in 1890, and it has maintained them to this day. Both buildings were fully dismantled in 1999 to allow for archaeological excavation underneath them and to correct structural deficiencies. The buildings were reassembled from 2004-2005. From 2009-2010, significant repairs were made to the First Hermitage buildings to correct issues resulting from the 2004-2005 rebuild. Since 2010, no significant repairs have been required for these two buildings.

In summer 2025, the Tennessee Historical Commission awarded the AJF a federal preservation matching grant for the First Hermitage Farmhouse and Kitchen. The total award was \$21,000 that the AJF is required to match with \$14,000 of its own funds. These funds will be used to replace deteriorated daubing joints, patch logs as needed, and replace failed elastomeric sealant joints between the chimney openings and log ends. The work will be completed in the spring or summer of 2026.



North elevation of Kitchen showing deteriorated log end at Kitchen chimney that requires patching, December 2025.



Deteriorated daubing on the north elevation of the First Hermitage Farmhouse, December 2025.



Failed elastomeric sealant expansion joint between the log walls and brick chimney of the First Hermitage Farmhouse, December 2025.

Planning for the Future

In previous Annual Reports, the AJF identified the need for a comprehensive masterplan to address the future of the early to middle 20th century buildings and landscape in the Hermitage Historic Core. In 2025, the AJF with the aid of Centric Architecture produced in *The Hermitage Vision: 2025 Masterplan for the Andrew Jackson Foundation* (document available upon request). This plan will guide the Board of Trustees and staff through the upcoming decade and beyond. Below is a discussion of the masterplan's key findings and the progress the AJF has made toward plan goals to date and what is planned for 2026 and beyond.

The Hermitage Vision—2025 Masterplan for the Andrew Jackson Foundation

Landscape Treatment Zones

The masterplan separates the 1120-acre Hermitage property into eight landscape treatment zones based on the history of the land and the operating needs of a modern museum (see next page for landscape treatment zone map). The most important of these treatment zones is the Hermitage Historic Core. This area encompasses where the Jackson family and those they enslaved labored and lived. The area contains all the extant Jackson era buildings and known archaeological sites, other than Tulip Grove and the Hermitage Church.

The masterplan recommends restoring the landscape of the Hermitage Historic Core to better reflect the agrarian landscape that Jackson knew. For more than a century, the historic core grounds were treated by the AJF as a park with rowed tree plantings and groomed lawns. In April 1998, a tornado ravaged that mature parklike landscape. Since that tornado, natural decline and intentional planning by the AJF have further reversed the parklike appearance of The Hermitage. As trees die out in areas that were once open pastures or crop fields, the AJF is not replacing those trees. Tree planting efforts at The Hermitage over the last quarter-century have focused on three purposes, replacing trees in locations where Jackson or the Jackson family had planted specific trees, creating visual buffers from modern development, and establishing shade along pathways for visitor comfort. Over the next few years, the AJF will transition the groomed lawns surrounding the mansion back to pastures and farm fields.

Tulip Grove (1836) and the Hermitage Church (1824) are in a second historic landscape zone that prioritizes preservation of the buildings and protects the landscape between these two historically significant structures. Adjacent to the Hermitage Historic Core, there is a modern visitor services and operations zone that provides visitor access to the property, houses a modern visitor center, staff offices, operations buildings, and parking. This zone should be screened from the historic core as best as possible and landscaped to facilitate that goal. The bulk of the remaining land that comprised Andrew Jackson's Hermitage will be maintained as actively farmed row crop land and hay fields interspersed with woodlots to continue the traditional uses of the land and screen it from modern developments. Riding and walking trails may be added to these zones.



Andrew Jackson Foundation Landscape Treatment Zones per masterplan.

Legend

-  Entrance Fields, Agricultural and Wooded Buffer
-  Hermitage Historic Core, Preserve/Restore Landscapes Where Possible
-  Historic Hermitage Land, Agricultural and Wooded Buffer for Historic Core
-  Modern Visitor Services and Operations Zone
-  Non-Jackson Owned, Agricultural and Wooded Buffer Zone for Historic Core
-  Tulip Grove and Hermitage Church Landscape Preservation Zone
-  Tulip Grove Wooded Buffer, Undesignated Future Use
-  Woods/Ballfields, Undesignated Future Use

Lastly, there are two landscape zones defined as wooded buffers with no designated future use. The first zone is a 120-acre parcel that is separated from the bulk of the Hermitage property by Old Hickory Boulevard. In the early 1970s, the AJF leased 40 acres of this land to Rotary/Donelson Baseball to operate youth baseball leagues, while the remaining acres that were once used by the AJF as pasturage slowly returned to woods. The second undesignated area is to the east or behind Tulip Grove. This land is adjacent to an active commercial zone, suburban neighborhoods, and is fronted by the heavily trafficked Lebanon Road. The AJF Board of Trustees is actively considering the future use of these two parcels and how they can best support future Foundation operations. In 2026, the AJF will continue these deliberations and may bring forward a land use plan for the review of the State Building Commission.

Buildings and Utilities

The masterplan calls for removing all 20th century buildings and above ground utilities from the Hermitage Historic Core as Foundation operations and funding allow. The AJF has already begun three projects toward this goal. In 2023, the State Building Commission approved construction of a new Site Operations Facility to house the Foundation's maintenance, grounds, gardens, and storage functions. When this facility is completed in the spring of 2026, the Foundation will be able to demolish three non-Jackson era buildings from the Hermitage Historic Core. The AJF has also begun work on two important utility infrastructure upgrades. In fall 2025, contractors began installation on a new city waterline that will improve water volume and pressure on campus for fire protection, irrigation, and domestic water needs. In summer 2026, the AJF will commence a project to bury all remaining above ground electrical and communications lines in the Hermitage Historic Core.

Visitor Comfort Building

The Hermitage Historic Core is nearly 100 acres in size. To see all the historic and archaeological sites at The Hermitage visitors may walk one to two miles and spend two to three hours inside the historic core before returning to the existing visitor center. Visitors need a centrally located facility to find shelter, restrooms, refreshments, and additional exhibits. The State of Tennessee awarded the AJF a \$5.3 million appropriation in its FY 2026 budget to build such a facility. Envisioned as a 3,000 to 4,000 square foot structure, the visitor comfort building will feature materials sympathetic to the historic core's architecture, but it will be readily identifiable as non-historic.

New Visitor Center

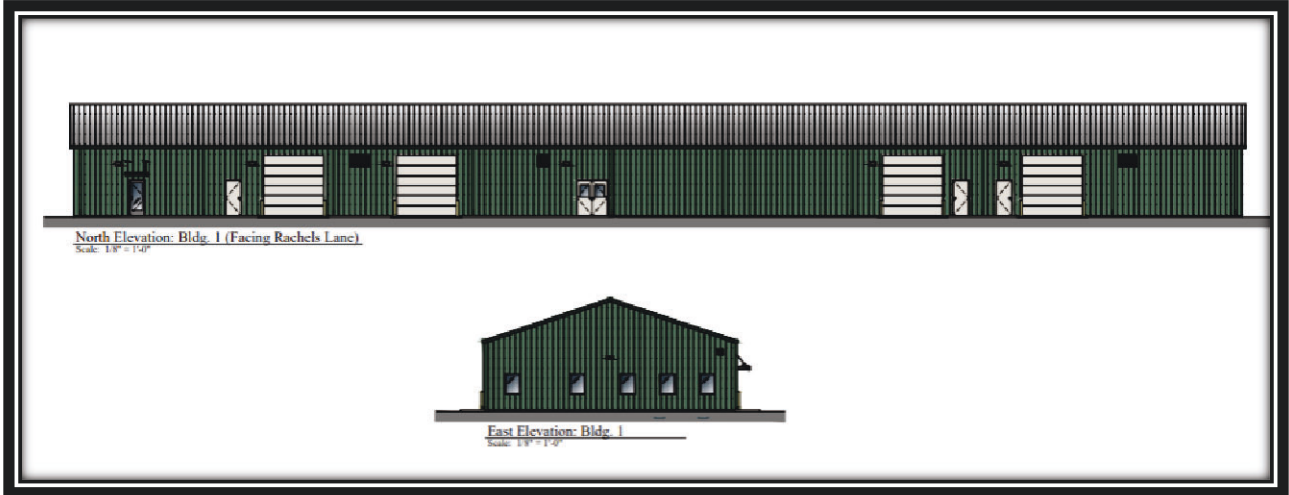
Lastly, the masterplan recommends replacing the existing 1988 visitor center. The AJF Board of Trustees considers replacement of the visitor center a key priority for the future understanding of Andrew Jackson and Jacksonian America and to build a financially sustainable business model. To that end, this fall the AJF hired Gallagher and Associates, a nationally prominent museum planning firm, to consider the size and scope, key programming, and devise a sustainable business plan to support a new visitor center at Andrew Jackson's Hermitage. Gallagher's work for the AJF is supported by private philanthropy.

Modern Building and Infrastructure Projects Updates

Site Operations Facility

The AJF Board of Trustees approved the construction of a Site Operations Facility in November 2023. The State Building Commission then approved the construction and location of this new facility in December 2023, and the Office of the State Architect reviewed and approved the site and building plans in July 2024. Construction of the facility began in the fall of 2025 and completion is scheduled for April or May 2026. This construction site is located outside the Hermitage Historic Core in the visitor services area. After completion, additional trees will be planted to screen this area from public view.

The Site Operations Facility will consist of an 11,700 square foot pre-engineered metal building that will house offices, a breakroom, vehicle and equipment repair and storage space, welding and carpentry shops, tool and supply storage, general site storage, museum shop inventory storage, and preservation and archaeology storage. An adjacent 1,800-square-foot greenhouse will allow staff to start all plants in-house for use in the garden and for plant sales. The greenhouse will also be used to host adult and children’s educational programs. In addition, roofed, open-air sheds behind the Site Operations Building will house agricultural implements and groundskeeping supplies.



Plan elevation drawings of the Site Operations Building, June 2025.



Northwest corner of the Site Operations Building's concrete slab, December 2025.

Visitor Comfort Building

The AJF Board of Trustees approved the construction and general location of a visitor comfort building at its November 2025 meeting. The building's final location will depend on archaeological findings. The AJF intends to hire an architect to develop plans for this building in spring 2026, with construction to follow in late 2026 or 2027. The State of Tennessee granted \$5.3 million dollars toward the construction of the visitor comfort building in its fiscal 2026 budget.

Hermitage Historic Core Electrical Burial Project

In November 2023, the AJF Board of Trustees approved funding for the burial of electrical lines that run through the Hermitage Historic Core. In November 2024, this project was temporarily halted to make certain the burial project would not interfere with construction of the visitor comfort building. In October 2025, a revised version of the project that accounts for the visitor comfort building location and for burial of the electrical line to the Cabin-by-the-Spring was approved to move forward. The revised project is estimated to cost \$1.4 million. Kimley-Horn will manage bidding and construction administration on this project. The project is expected to go to bid in April or May 2026.



Above ground electrical service poles stand just 250 feet from the Hermitage mansion, December 2025.

Hermitage Water Supply Improvement Project

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 fire 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 presently deficient in terms of modern National Fire Protection Association code requirements. To address this problem, the AJF Board of Trustees designated \$900,000 of a \$6.2 million fiscal year 2026 State of Tennessee appropriation for water infrastructure upgrades. In January 2025, the AJF hired Barge Civil Associates to design these improvements that will serve existing and future needs. In May 2025, the AJF hired Wellspring Builders as the general contractor through a competitive bid. Wellspring began work on the waterline installation in fall 2025, with completion expected by April 2026. The new twelve-inch water supply line will travel 3,500 linear feet in total and tie into the existing eight-inch line to deliver the needed volume and residual pressure to the property's fire hydrants. The forty-year-old fire hydrants at the Hermitage mansion will also be replaced as part of this project and a fifth fire hydrant will be added at the Site Operations Facility.



Reducing valve and backflow connection on the new water line at its end point at the Site Operations Facility, December 2025.

AJF REQUESTED STATE BUILDING COMMISSION APPROVALS FOR 2026

Building Demolition Approvals

The AJF Board of Trustees passed a motion at its December 2025 meeting to demolish three buildings and partially demolish a fourth. In 2023, the Board of Trustees passed a motion to dismantle a log building that is not historic to The Hermitage and offer it to other historic sites as a donation. These motions directed AJF Staff to work with the Office of the State Architect to bring these requests to the State Building Commission in early 2026. All five buildings will be thoroughly documented with drawings devised from laser scans of the structures and basic historic structure reports prior to demolition.

Maintenance Building, 1930

The Ladies' Hermitage Association built the Maintenance Building in 1930, after a fire in late 1929 destroyed multiple barns, workshops, and public restrooms. The Maintenance Building housed firefighting equipment, a carpentry shop, a boiler room for site heating, and public bathrooms. In 1936, a small greenhouse was added to the building and in the early 1950s, the boiler room was enlarged and a staff breakroom wing added. This building rests on a stone foundation and has a mix of concrete and wood floors. The walls are solid brick. The roof has a wood structure covered with standing seam metal. Since the early 1950s the building has not changed. Today, most of the Maintenance Building's original functions have been replaced by modern systems and its current uses as greenhouse, carpentry shop, offices, and preservation and archaeology storage will be replaced by the Site Operations Facility. The public restrooms in the Maintenance Building are woefully inadequate for modern visitors and are not ADA accessible. The visitor comfort building that is being developed will take the place of these restrooms in 2027.



The Maintenance Building East Elevation, December 2025.



The Maintenance Building West Elevation, December 2025.



*Antiquated non-accessible Maintenance Building
women's public restroom, October 2025.*

Lastly, the Maintenance Building stands on the site of Andrew Jackson's brick Carriage House and Stable that was built in 1833 and destroyed by fire the early 1870s. Archaeologists found the location of this historic building site in October 2024. That excavation located the building's foundation and proved that the foundation continues underneath the Maintenance Building. Demolishing the Maintenance Building will allow historians and archaeologists to better understand Jackson's Carriage House and Stable and inform guests about one of the most important aspects of Jackson's life, his love of horses, horse racing, and horse breeding.



C. 1867 photograph of the Carriage House and Stable, destroyed by fire in the early 1870s.



Exposed foundation of Jackson's brick Carriage House and Stable proves it continues under the Maintenance Building, October 2024.

East Field Barn

Built in 1941, the East Field Barn housed hay and equipment for the Ladies' Hermitage Association's cattle farming operation. The structure is a standard three bay pole barn clad with wood siding and a metal roof. Cattle farming as a revenue source for the AJF ceased in the early 1980s. Since that time, the East Field Barn has been used to store hay, farm equipment, and the preservation collection comprised of architectural fragments of wood, brick, and stone from various buildings. Today, the East Field Barn is structurally unstable and in danger of collapse. Its current functions will be subsumed by the Site Operations Facility.



East Field Barn condition September 2025. Note lean of building to the east and missing metal roof panels and wood siding, September 2025.



East Field Barn, west elevation, note that the wall is lifted up due to the building's lean to the east, September 2025.

Hunter's Hill Log Carriage House

In 1930, this log structure was moved to The Hermitage from a nearby property historically called Hunter's Hill. The building was purchased by the Ladies' Hermitage Association as a quick fix for storage after a 1929 fire destroyed multiple barns, workshops, and public restrooms. This building was used for storage for decades but now stands empty. This building is comprised of logs resting on a continuous stone foundation. The roof is wood framed and covered with sheet metal.

This log carriage house adds little to the visitor experience at The Hermitage. Unfortunately, many visitors leave the site thinking it is Andrew Jackson's carriage house. Maintaining it is a low priority for the AJF as the needs of the buildings that date to the Jackson occupation of The Hermitage always take precedence for scarce resources. The AJF intends to dismantle the building and offer it other historic sites that need a structure such as this to better interpret their site. The AJF's first preference is to offer it to a site operated by the Tennessee Historic Commission.



North elevation Hunter's Hill Log Carriage House, September 2025.



West elevation Hunter's Hill Log Carriage House, September 2025.

Pumphouse

The Pumphouse is a simple brick and concrete building that was built into the hillside above a man-made fire pond. The Works Progress Administration built the building and the fire pond as part of a series of projects in 1936 and 1938 to improve the buildings and infrastructure at The Hermitage. The pumphouse sheltered equipment that kept the fire pond full of water, pumped water to the Hermitage mansion in case of fire, and pumped irrigation water to the Hermitage garden. In the early 1980s, the AJF installed a private water line from Metro Nashville to supply fire hydrants and domestic water needs on the property. The man-made fire pond was then drained and removed. In 2010, the AJF abandoned its aging irrigation systems tied to the pumphouse and began irrigating with city water. The pumphouse is now an obsolete building that detracts from the historic core landscape.



The Pumphouse's north and west elevations, December 2025.



Pumphouse south and east elevations with site of former fire pond in background, December 2025.

Storage Barn—Partial Demolition

When completed in 1936 by the Works Progress Administration, the Storage Barn was a solid wall brick barn with no attachments. The building had a stone foundation and a wood roof structure with metal roofing. The brick portion of the storage barn has been used to store agricultural and grounds equipment, supplies, and hay. By the early 1950s, the Andrew Jackson Foundation had added open storage bays to the north side of the barn and a framed storage wing on the south elevation. Once the Site Operations Facility is completed in spring 2026, the Storage Barn's current functions will move to that location. The AJF Board of Trustees voted in December 2025, to demolish the frame storage wing and open storage bays to facilitate renovations to the original brick barn that will be repurposed as a pavilion to house educational programs, school group lunches, and events. This building is located in the visitor services zone and is adjacent to the bus parking lot making it ideal for school group use. If this partial demolition and renovation of the Storage Barn is approved by the State Building Commission, the AJF will submit renovation plans to the Office of the State Architect for review and approval when they are completed.



*Brick Storage Barn under construction in 1936.
This original brick portion of the barn will be retained.*



East elevation of the Storage Barn, showing storage room on south side and open bay storage on north side that will be demolished, December 2025.



West and south elevations of the Storage Barn, showing storage room on south side and open bay storage on north side, December 2025.



Interior of brick portion of Storage Barn to be retained and renovated, December 2025.

New Construction Approval

Visitor Comfort Building Location

As previously discussed in the masterplan section of this report, the AJF has secured funding and intends to begin construction on a visitor comfort building in late 2026 or early 2027 if approved. The AJF Board of Trustees voted to approve the location of this building in December 2025. The State Building Commission is required by Tennessee code to approve all new construction on Hermitage property. If this new building is approved by the State Building Commission, the AJF will submit site and building plans to the Office of the State Architect for review and approval, when design is completed. The AJF is actively working with contract archaeologists to ensure that construction of this building does not disturb any intact archaeological sites.



Area in blue defines the general location the AJF Board of Trustees approved for the visitor comfort building. Area in yellow is the possible location of Jackson's Carriage House and Stable. The building with the grey roof is the Hermitage mansion.

END OF REPORT