



TUDOR PLACE HISTORIC HOUSE AND GARDEN

TUDOR PLACE FOUNDATION

OLD GEORGETOWN BOARD
CONCEPT DESIGN SUBMISSION

HARTMAN-COX ARCHITECTS
FEBRUARY 9, 2012

MASTER PRESERVATION PLAN

GUIDING PRINCIPLES

Tudor Place Historic House and Garden

MISSION STATEMENT

Tudor Place Foundation operates a historic property located in the heart of Washington’s Georgetown area. Firmly rooted in the community, Tudor Place Foundation’s mission is to educate the public about American history and culture. Its focus is on the historical development of the Federal City and the nation’s capital region from the 18th to the 20th century as seen through the lens of Tudor Place, home of Martha Washington’s granddaughter and six generations of her descendants, the Custis-Peter family. The Foundation is committed to protecting, preserving, maintaining, and interpreting the historic property and the collections, while instilling the value of the past in the public perception.

Tudor Place is exceptional for its architecturally significant house; its landscape, collection, and archive; and perhaps most importantly, its continuous ownership by one important family. The familial relationship of the original owners with George and Martha Washington, the importance of the family to the development of Georgetown and the Federal City, and the collection associated with the family’s long ownership of the property make Tudor Place a rich resource not only as a domestic and social history of an American family for over 200 years but also as a social, political, and economic history of Georgetown and the Washington area. Tudor Place, which is interpreted from 1805 through 1983 through the entire ownership of the property by one family, is a time capsule of material culture, with objects representative of each period of occupation.

GOALS OF THE MASTER PRESERVATION PLAN:

- Respect the wishes of the last owner of Tudor Place, Armistead Peter 3rd, by following the guidance of his will, the Articles of Incorporation for Tudor Place, and the 1966 easement held by the National Park Service.
- Promote the understanding of American history through interpretation of the site, educational programming, and scholarly research.
- Remove contemporary office and sales (tickets and shop) functions from the main house.
- Upgrade the mechanical, electrical, and plumbing systems for the National Historic Landmark house and historic garage.
- Install a modern fire prevention and suppression system in the house.
- Create environmentally controlled storage space for the archive and collection.
- Preserve the landscape and living collection.
- Maintain the use of one central mechanical plant to service both the house and the historic garage, which would include the archive and collection storage addition.
- Ensure a safe environment for staff and visitors.

PRINCIPLES OF THE MASTER PRESERVATION PLAN:

- Ensure the preservation of Tudor Place in its entirety – the landmark house, object collection, archive, archaeological resources, and landscape.
- Respect the cultural landscape and ensure no loss of old growth trees or significant plant materials.
- Respect the historic buildings at Tudor Place and the Georgetown Historic District.
- Utilize best practices in terms of building preservation, cultural landscape management, and collections / archival care.
- Ensure that the specifications of the draft preservation plan can be implemented within the scope of anticipated future financial resources without sacrificing necessary maintenance of the house and grounds, ongoing interpretation of the collection, or educational programs for the public.

Tudor Place Foundation takes great care to prevent new construction from adversely impacting the historic structures on the site and the viewsheds from and to the main house. In addition, it is important that any new structure not alter the historic landscape features as outlined by Heritage Landscapes in a Cultural Landscape Report documenting the significant landscape units: the South Lawn, the Service Court, the Dell, and the North Garden.





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**TUDOR PLACE
MASTER PLAN**

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REVISIONS:

No.	Date	Item

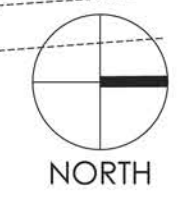
TITLE:

1/64" = 1'-0"

0 32' 128'

8' 64" 256"

PROPOSED CONCEPT MASTER PLAN REVIEWED BY
THE OLD GEORGETOWN BOARD ON JULY 21, 2011





DRAWING TITLE SITE PLAN	SCALE: 1"=20'	<p>TUDOR PLACE 1644 31ST, NW WASHINGTON, DC 20007</p> <p>ARCHITECT HARTMAN-COX ARCHITECTS 1074 THOMAS JEFFERSON ST., NW WASHINGTON, D.C. 20007 202.333.6446</p>	<p>SEAL</p>	SUBMISSION	

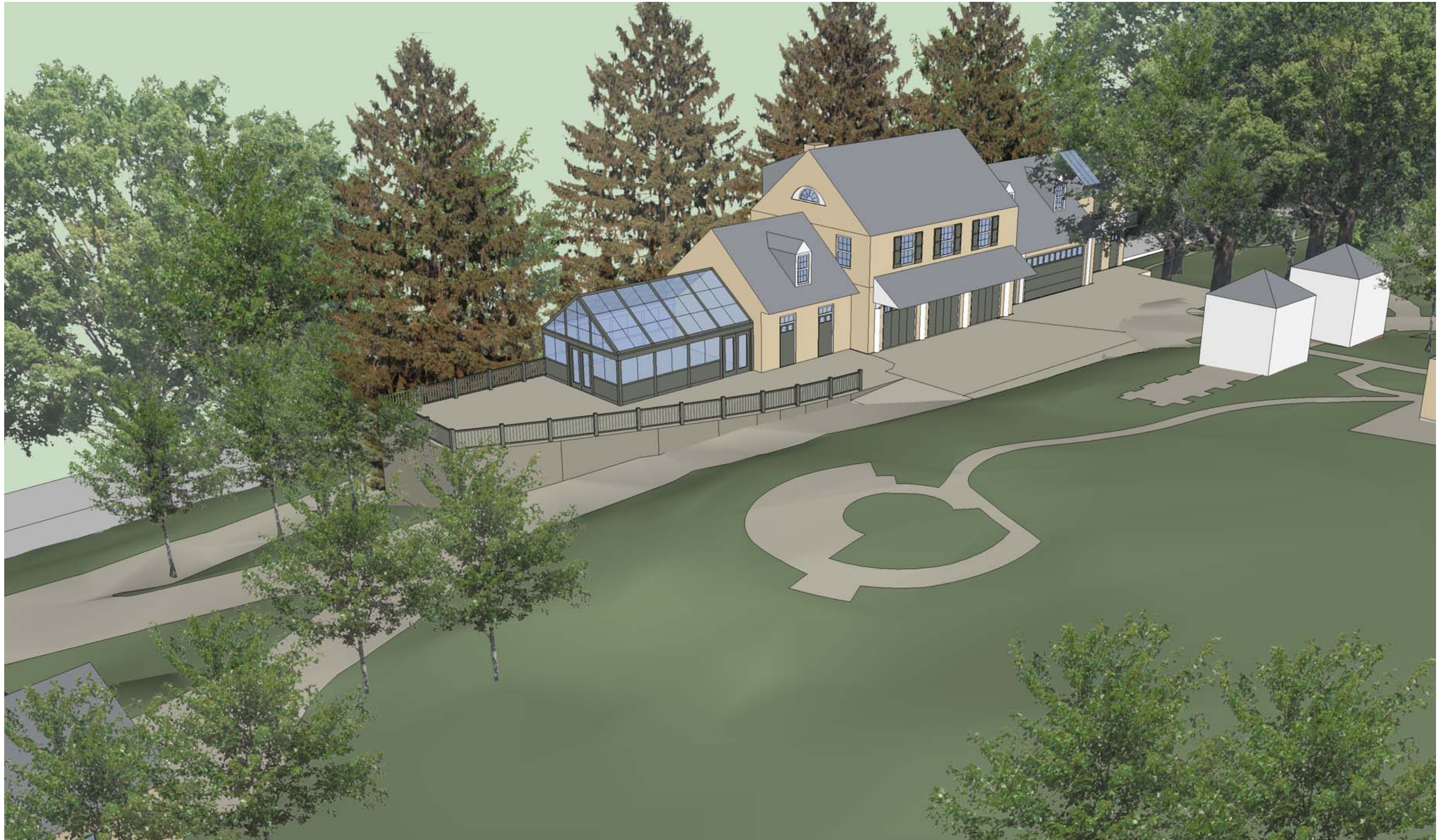






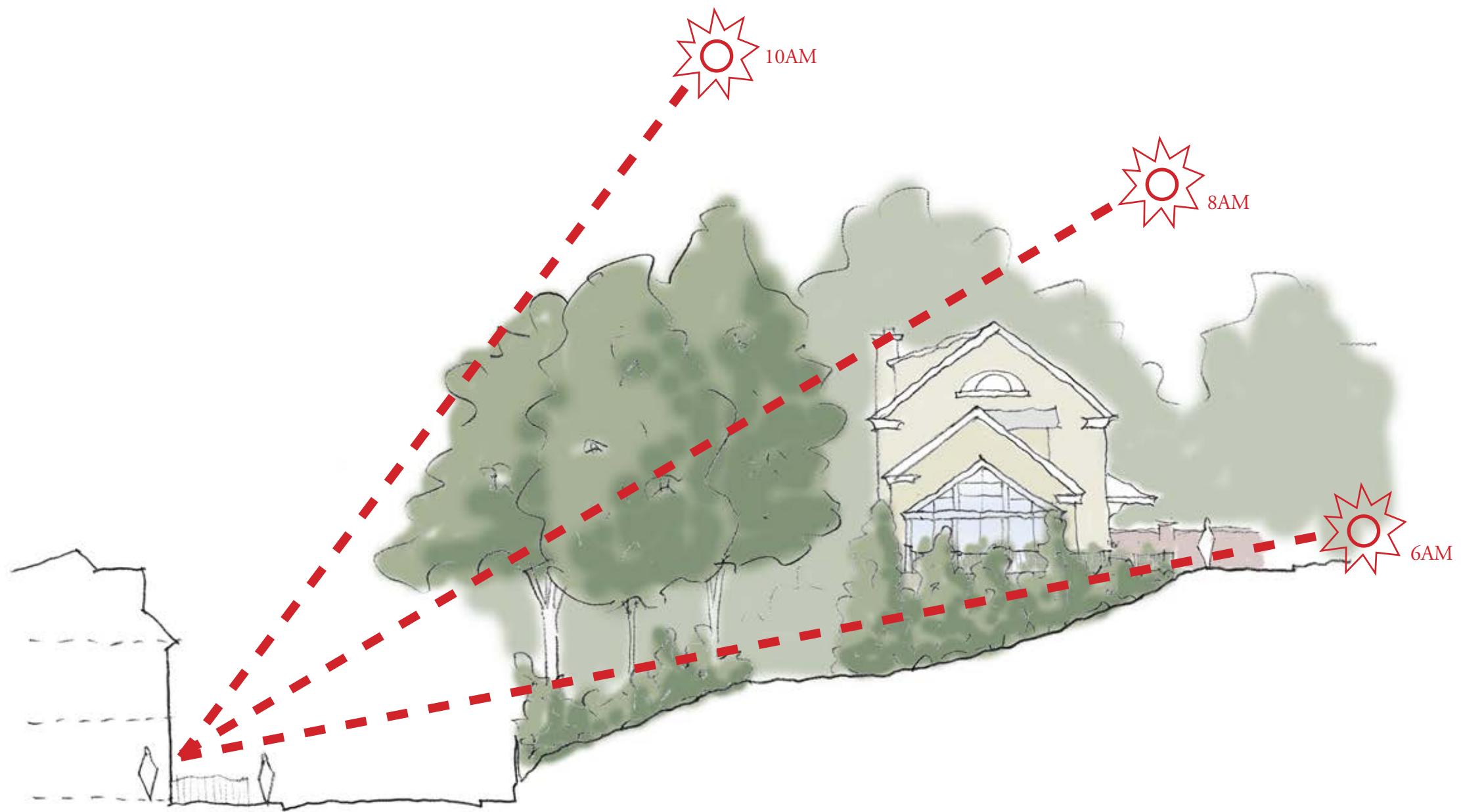


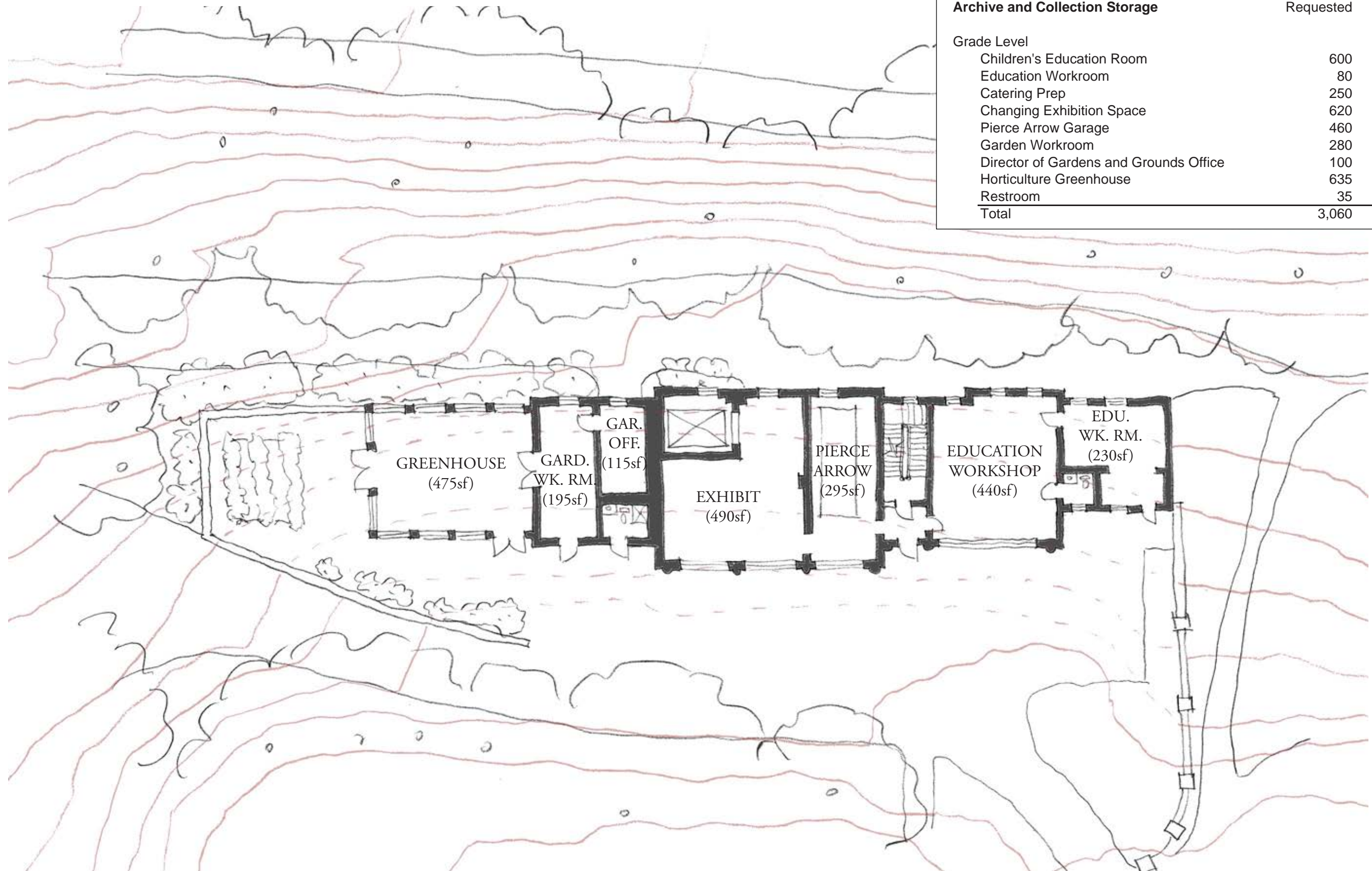






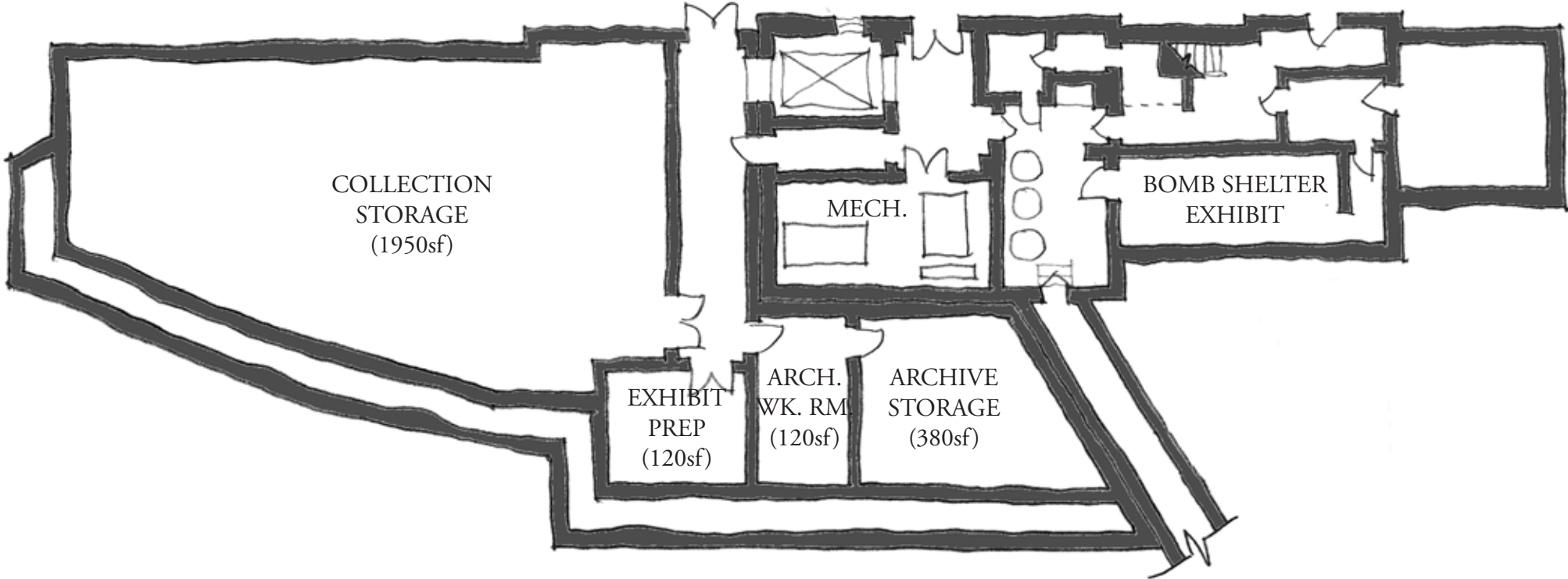




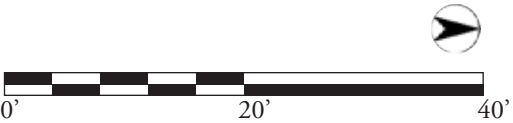
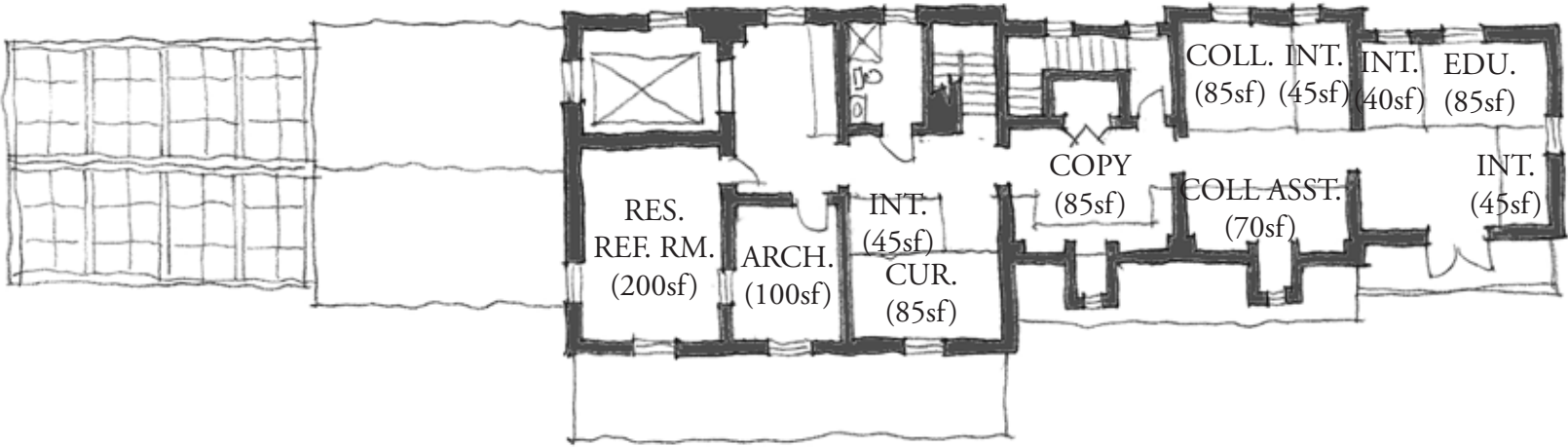


Archive and Collection Storage	Requested	Provided
Grade Level		
Children's Education Room	600	440
Education Workroom	80	230
Catering Prep	250	incl. above
Changing Exhibition Space	620	490
Pierce Arrow Garage	460	295
Garden Workroom	280	195
Director of Gardens and Grounds Office	100	115
Horticulture Greenhouse	635	475
Restroom	35	40
Total	3,060	2,280

Archive and Collection Storage	Requested	Provided
Below Grade		
Collection Storage	2,330	1,950
Archival Storage	1,000	380
Archives Workroom	80	120
Exhibit Prep Space (dirty)	80	120
Conservation (clean prep)	120	incl. above
Bomb Shelter Exhibition Area	1,083	1,083
Total	4,693	3,653



Archive and Collection Storage	Requested	Provided
Second Floor		
Research Reference Room	260	200
Curator of Collections	80	85
Collections Manager	80	85
Collections Assistant	64	70
Archivist	80	100
Intern (2 @ 35 sf)	70	90
Education Office	80	85
Education Interns (2 @ 35 sf)	70	85
Office Supply, Copy, and Equipment Room	150	85
Total	934	885





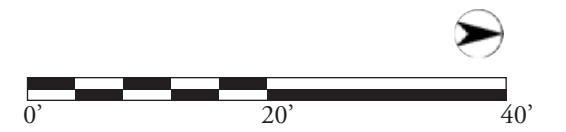




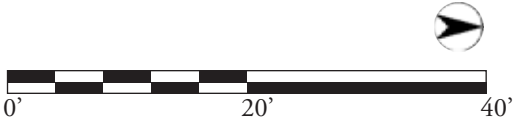
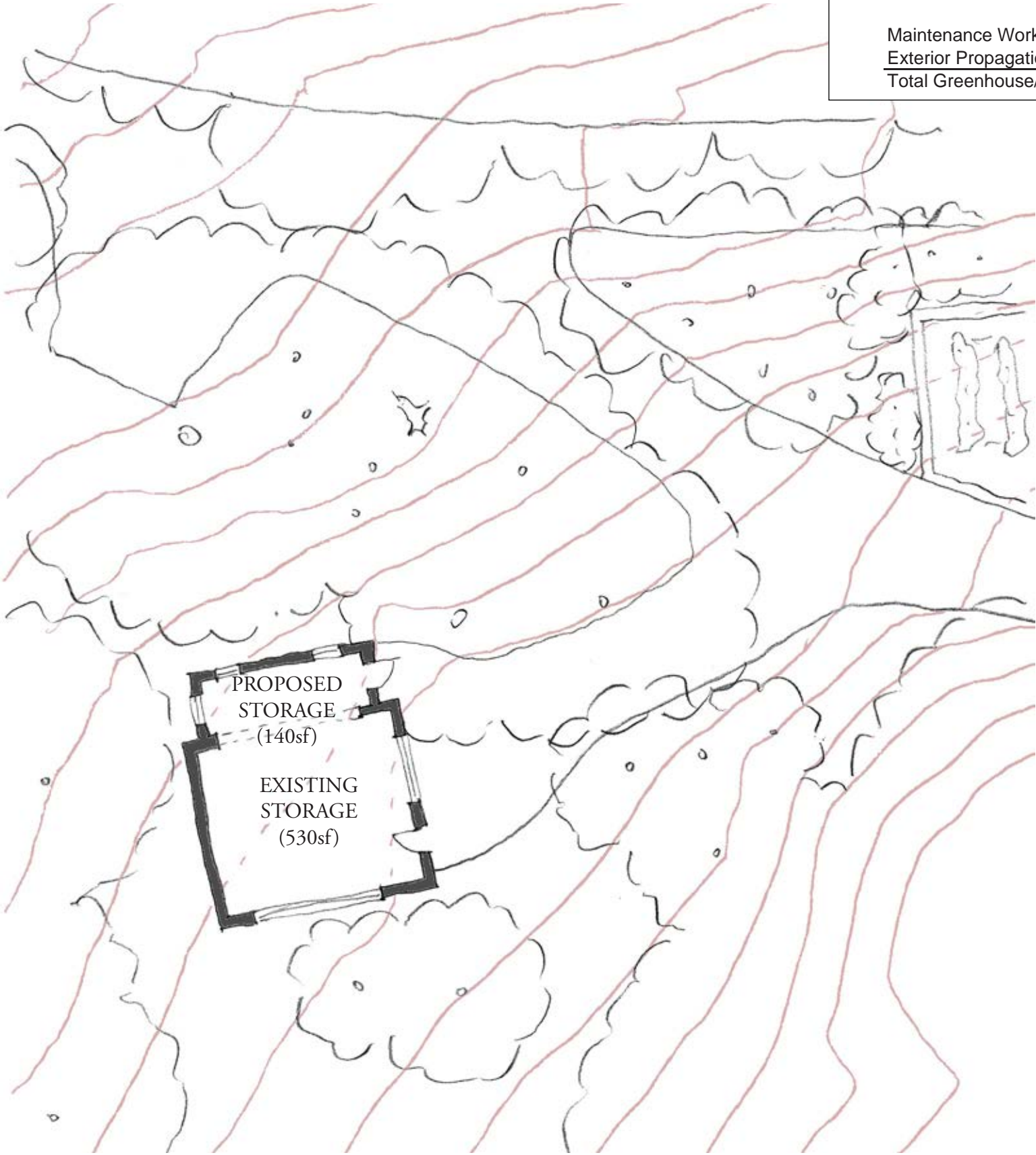


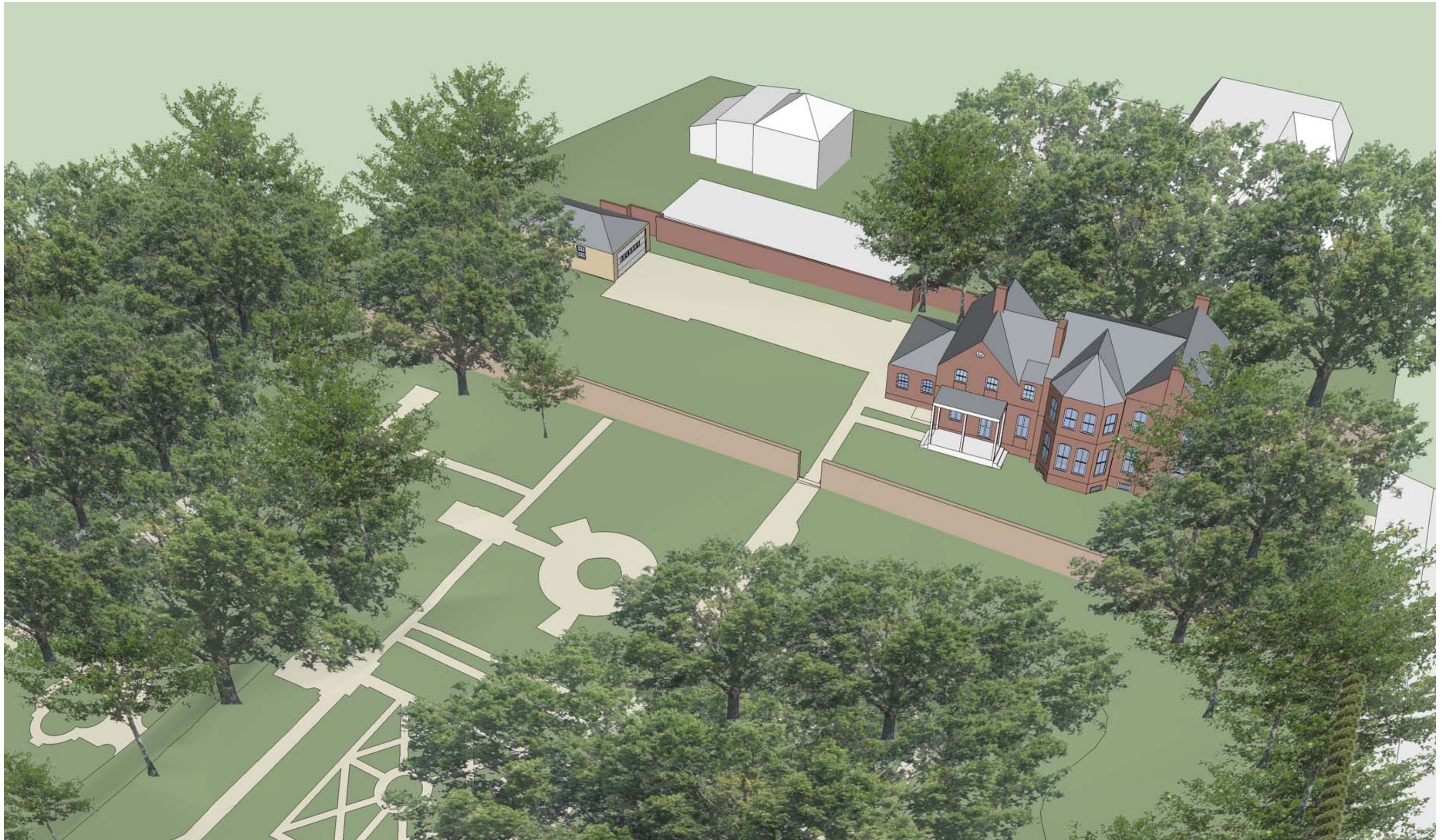


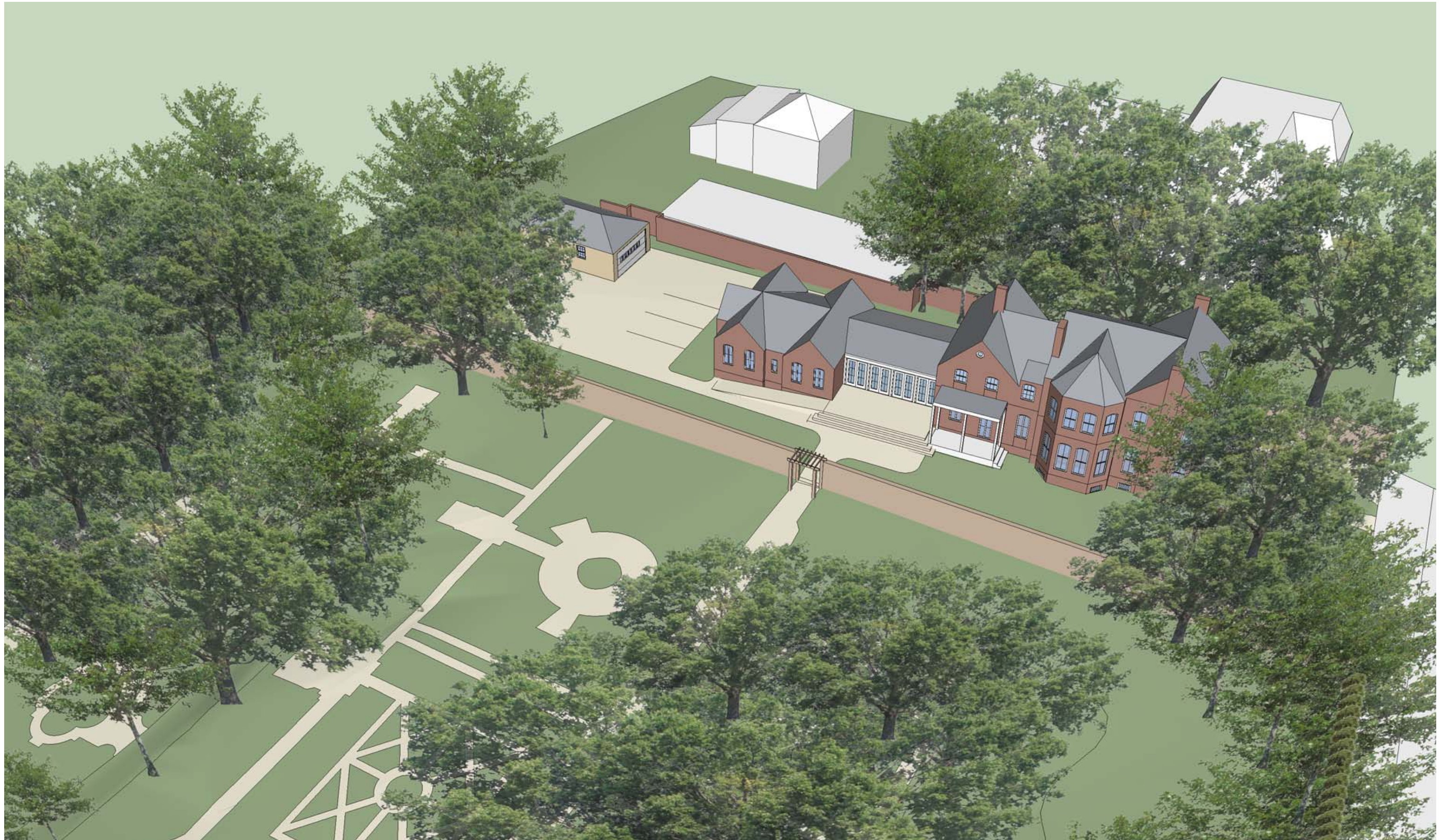




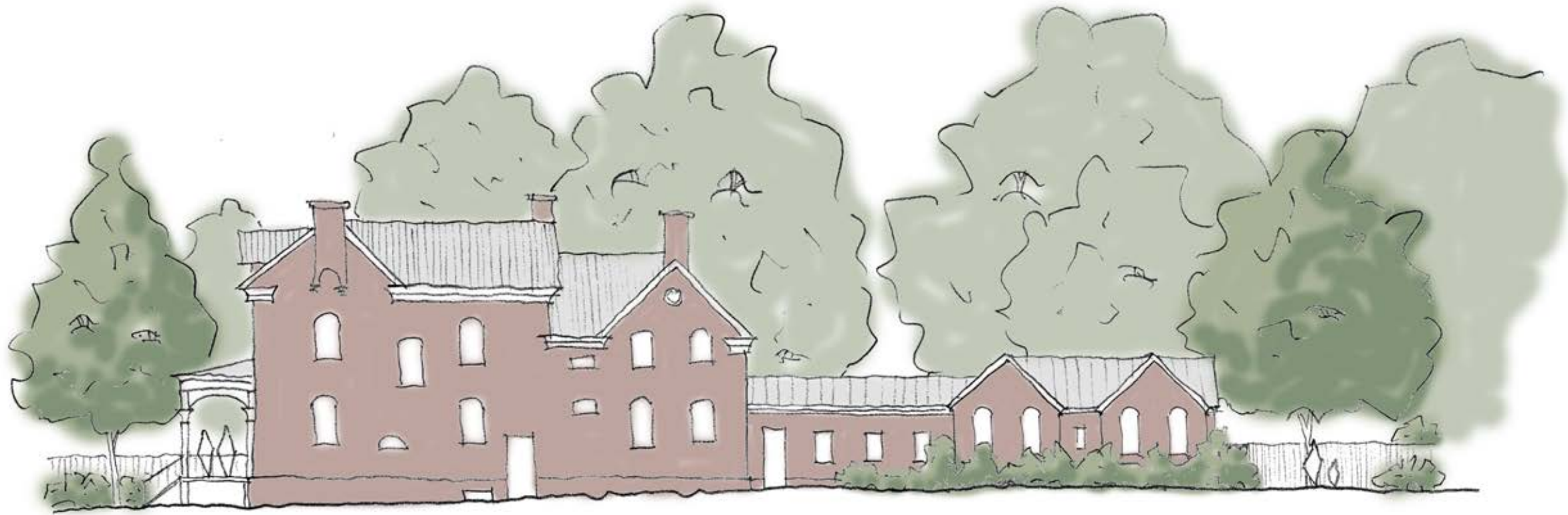
Tool House	Requested	Provided
Maintenance Workshop/Equipment Storage	750	670
Exterior Propagation Area (300 sf)		
Total Greenhouse/Toolshed	750	670



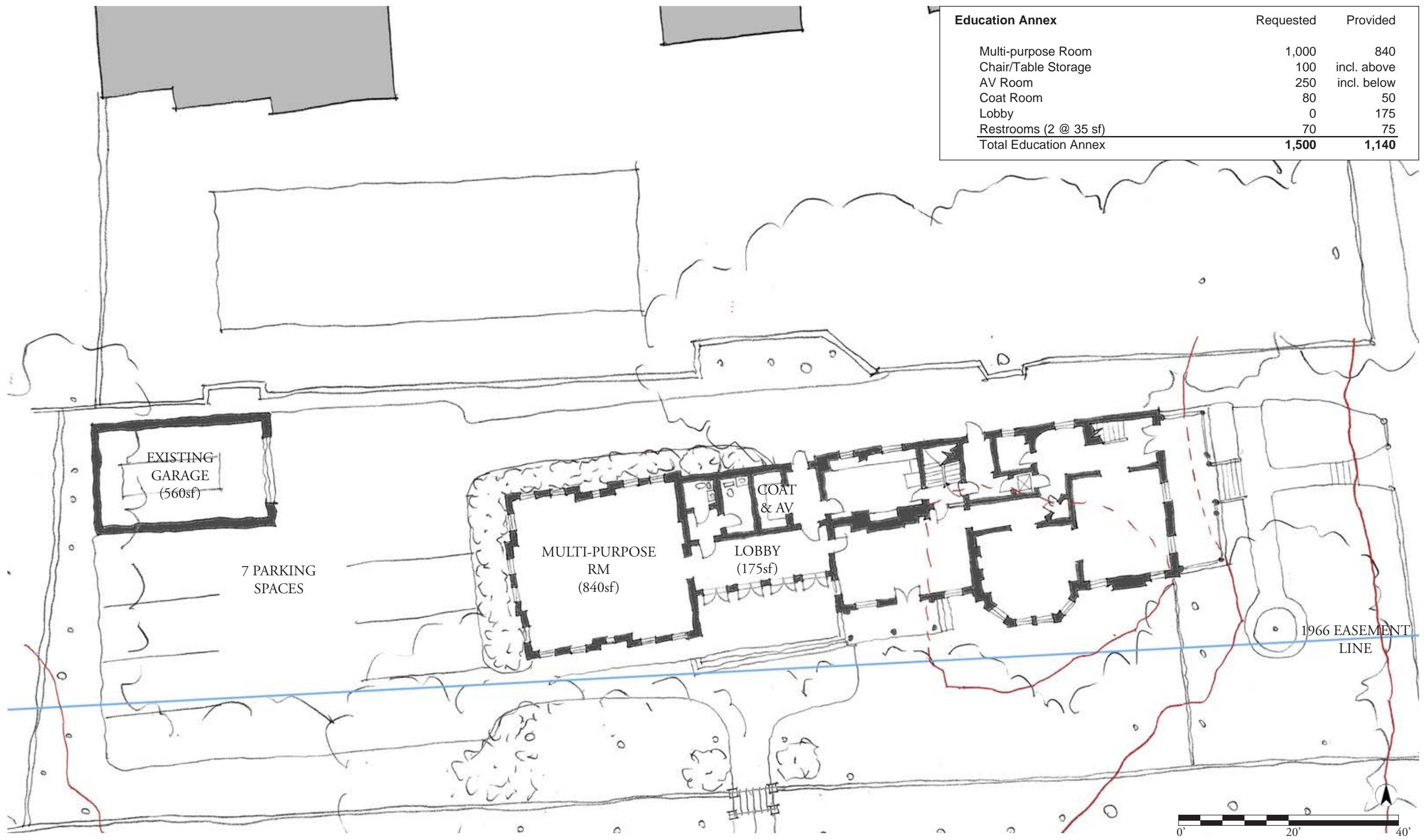












Education Annex	Requested	Provided
Multi-purpose Room	1,000	840
Chair/Table Storage	100	incl. above
AV Room	250	incl. below
Coat Room	80	50
Lobby	0	175
Restrooms (2 @ 35 sf)	70	75
Total Education Annex	1,500	1,140















NORTH ELEVATION



EAST ELEVATION



Visitor Services	Requested	Provided
Museum Shop	750	465
Orientation	400	280
Restrooms	100	65
Inventory/Supplies	150	100
Office	85	65
Total Visitor Services	1,485	975

