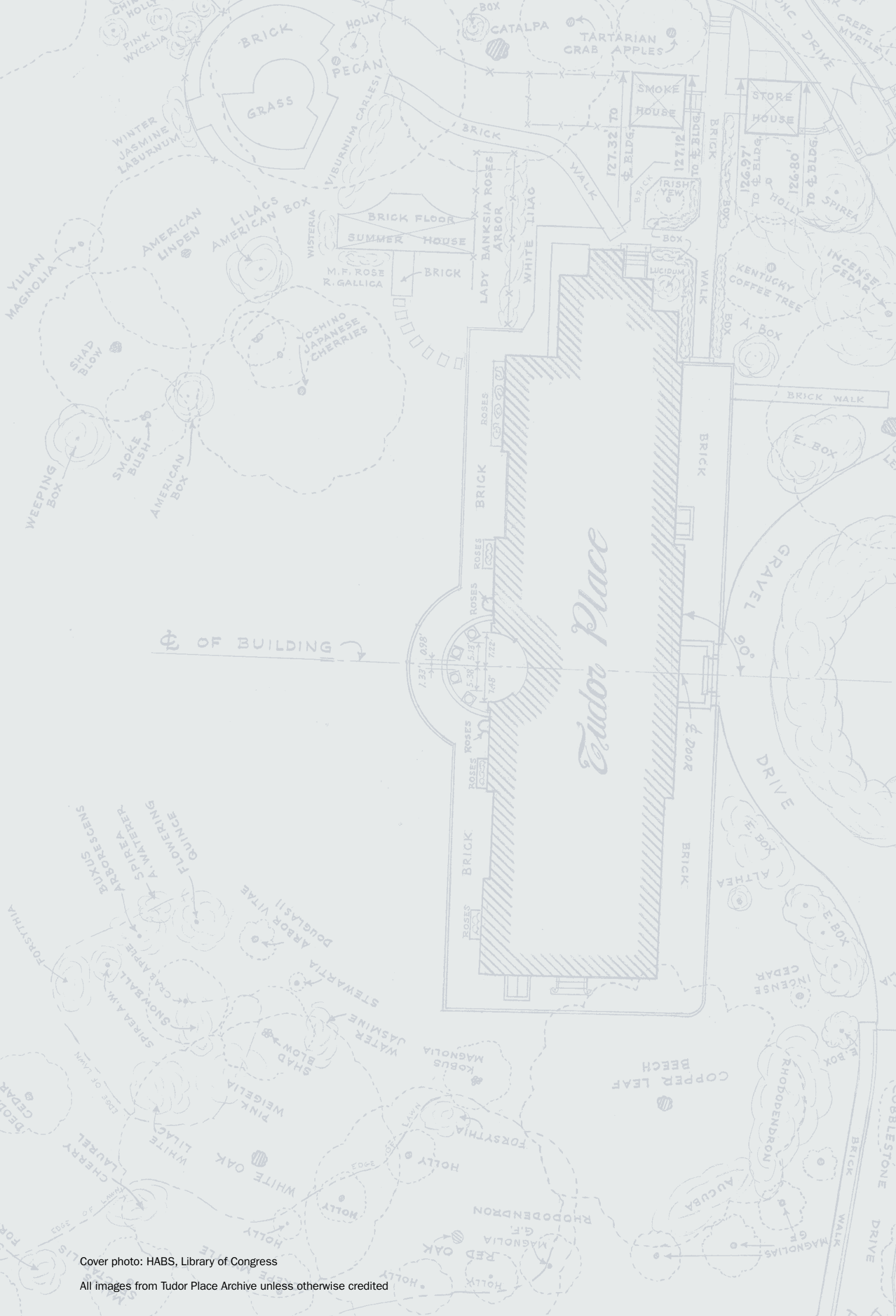


*Tudor Place*  
*Historic House & Garden*  
Master Preservation Plan



A Case for Support



*Tudor Place*

Cover photo: HABS, Library of Congress

All images from Tudor Place Archive unless otherwise credited

# Welcome to Tudor Place

A National Historic Landmark in the Georgetown Historic District, Tudor Place Historic House & Garden tells the stories of Martha Washington's descendants and the enslaved and free individuals who lived and worked here for nearly two hundred years.

Through the continuity of one family's ownership, Tudor Place offers access to significant architectural, historical and horticultural resources that are critical to a deeper understanding of United States history; District of Columbia history; and cultural, social and familial history.

Tudor Place welcomes 30,000 local, national and international visitors annually, including students, teachers and scholars; museum partners and professionals; Georgetown neighbors and Washington region residents

and families. This diverse audience seeks engagement with local and national history, learning and research opportunities, collaboration on best museum practices, and a site for rest and rejuvenation.

With committed volunteers, staff, Board leadership and supporters, Tudor Place preserves its architecture, conserves its collections, and restores its landscape so that its audience may enjoy these resources now and into the next century.



Jay Snap | LaDexon Photographie



Photograph by Bruce M. White

# Mission and Values

**Tudor Place Historic House & Garden** preserves the stories of six generations of descendants of Martha Washington and the enslaved and free people who lived and worked at this Georgetown landmark for nearly two centuries. By examining their legacy, we challenge ourselves and our visitors to celebrate the triumphs and to confront the complexities of the past.

## Inclusivity

Tudor Place promotes *inclusivity* and facilitates full engagement of the community by integrating research about the enslaved and free individuals who worked at Tudor Place into the interpretation of the site and its educational content; reducing impediments to visitation and participation; and broadening its leadership to include people of varied racial and ethnic backgrounds, vocational endeavors and geographic areas.

## Stewardship

Tudor Place engages in *stewardship* of its human and historical resources by prioritizing employee well-being and opportunities for advancement; implementing its Master Preservation Plan; observing site-wide sustainable energy and conservation practices; and using its digital assets efficiently.

## Identity

Tudor Place acknowledges its *identity* in seeking to understand its audience by assessing its dual role as National Historic Landmark and community resource; evaluating and refining its understanding of constituents' needs; and conducting a comprehensive inventory of its tangible and intangible resources.



# Master Preservation Plan

The Master Preservation Plan supports the restoration and future maintenance of the Main House, Garage Building, Dower House and Mower House as well as construction of a new Visitor Center.

Tudor Place is protected via easement and landmark designation, but its unique architectural, historical and horticultural resources are fragile. Vulnerable to time, deterioration and environment, these resources are critical to greater understanding of three centuries of United States, District of Columbia, and socio-cultural history.

The Master Preservation Plan provides for an improved visitor experience across the museum's site as well as future access to its unique resources. Implementing the next phases of the Plan enables Tudor Place to fulfill its mission and meet strategic plan goals centered around its values of inclusivity, stewardship and identity.

## Third Century Capital Campaign

Tudor Place launched the Third Century Capital Campaign to support full implementation of the Master Preservation Plan. The museum has accomplished significant preparatory and stabilization work, but seeks partnership and major financial support to build upon this momentum.

**Capital Campaign Goal: \$27,800,000**

While the Capital Campaign funds the Preservation Plan in its entirety, it also offers four pillars of support: Preserve the Architecture, Conserve the Collection and Archive, Restore the Landscape, and Enhance Education and Visitor Services.

## Case for Support

This case statement outlines Tudor Place's vision for its future through case studies, descriptions of unique resources, Master Preservation Plan accomplishments and Capital Campaign pillars. It identifies the impact that critical partnership and support will make.

# Unique Resources: Architectural Excellence



HABS, Library of Congress

The National Register of Historic Places speaks to the architectural significance of Tudor Place:

“Architecturally the house, completed about 1815, possesses outstanding importance on its own merits as the work of Dr. William Thornton, Architect of the Capitol, and as a highly rational and sophisticated example of early 19th century domestic architecture.”

“The vestibule and central hall have finely molded linear plaster cornices and wall panels and handsome doorways framed by paneled pilasters carrying an entablature. The doors are six panel and of curly maple. The decoration of these spaces is unusually crisp and creates an excellent contrast of light and shade ... the entrance vestibule and central hall, taken together, achieve an architectonic level of excellence unsurpassed.”



Photograph by Bruce M. White

# Master Preservation Plan: Architecture

Tudor Place's architectural resources include its 1816 Main House, 1913 Garage Building, 1867 Dower House, and other smaller structures throughout the site.

## *ACCOMPLISHED*

### Studies and Reports

- Architectural analysis
- Climate control system plan
- Mechanical systems study
- Fire protection system study
- Lighting assessment report

### Restoration

- Temple Portico steps repair
- Exterior painting and stucco repair
- Roof, window, chimney, masonry and foundation repairs
- Interior architectural elements and finishes repairs

### Design

- Main House and Garage schematic plans
- Dower House and Visitor Center concept plans



# Campaign Pillar: Preserve the Architecture

## *BENEFITS*

### **Main House**

- Visitor access to the Library and servants' bedrooms
- Systems upgrades and restoration of finishes

### **Garage Building-Conservation & Discovery Hub**

- Visitor access to the Bomb Shelter
- Systems upgrades and restoration of finishes

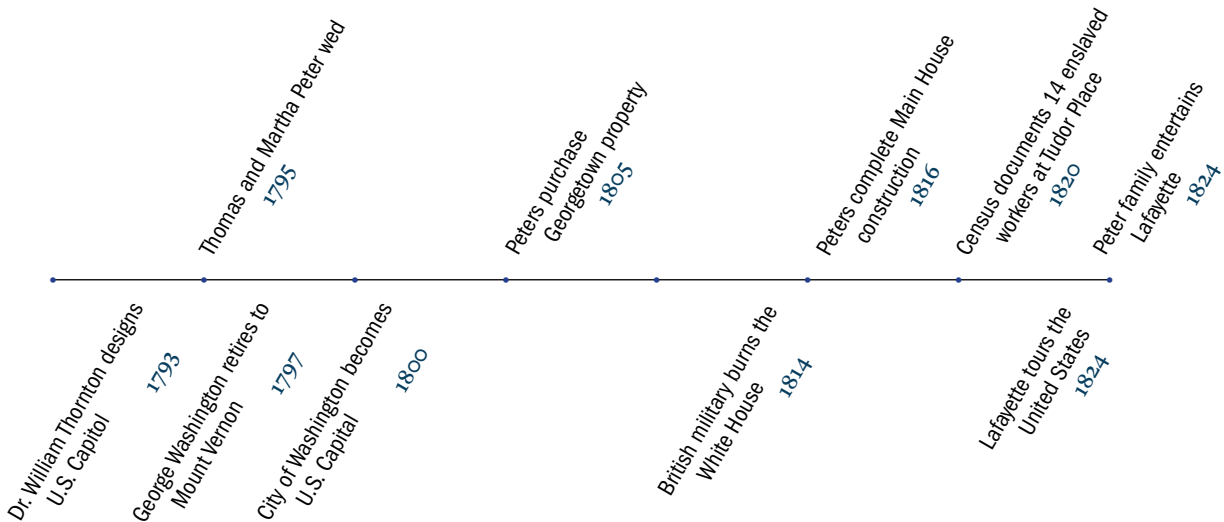




# Unique Resources: 18th Century Collection

Built by Thomas Peter and Martha Parke Custis Peter, the Main House is a five-part structure with a two-story Central Block connected by low Hyphens to East and West Wings. The Peters invited their friend Dr. William Thornton, physician, inventor, painter and architect, to design the Main House.

Granddaughter of Martha Washington and step-granddaughter of George Washington, Martha Peter acquired and inherited significant gifts from their estate. These objects are the foundation of the Washington Collection at Tudor Place, the largest public collection of Washington objects outside Mount Vernon. The Peters' care for these objects inaugurated a family tradition of collection and stewardship.



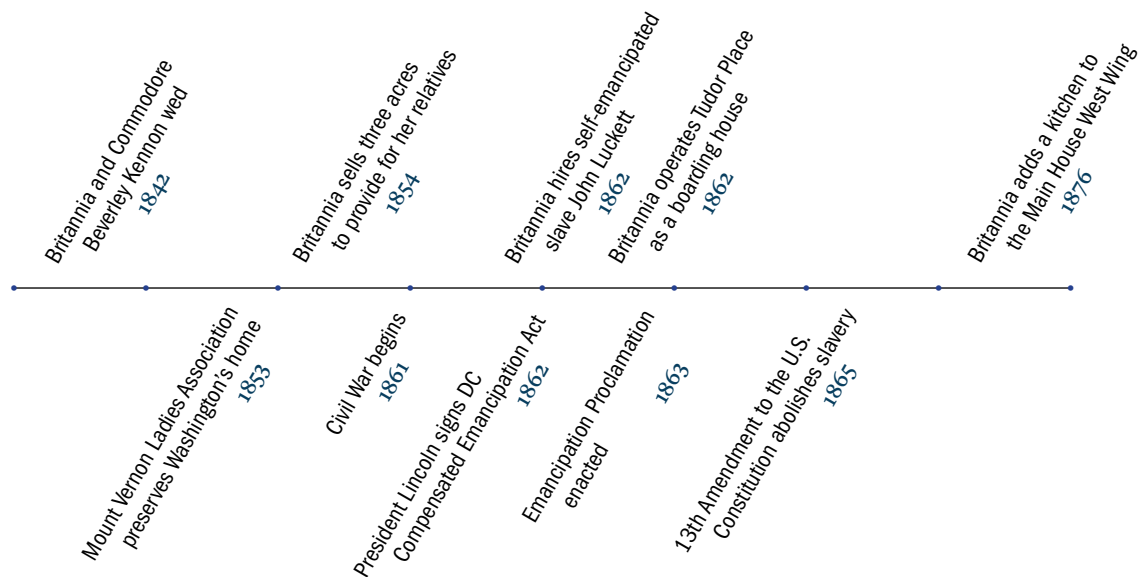
# Unique Resources: 19th Century Oral History and Inventory

Thomas and Martha Peter's youngest child, Britannia Wellington Peter Kennon, inherited Tudor Place as a widow and mother in 1854. A southern sympathizer, she prioritized Tudor Place's preservation by converting it to a boarding house during the Civil War and leasing rooms to Union officers and doctors.



Britannia was a landlady, civic leader, volunteer and active member of Washington society.

For six decades, her primary role was guardian of Peter family architecture and collections. Britannia's grandchildren recorded the oral history of her long life at Tudor Place. Upon her death, the family conducted a comprehensive inventory of Tudor Place collections.



# Unique Resources: 20th Century House Museum

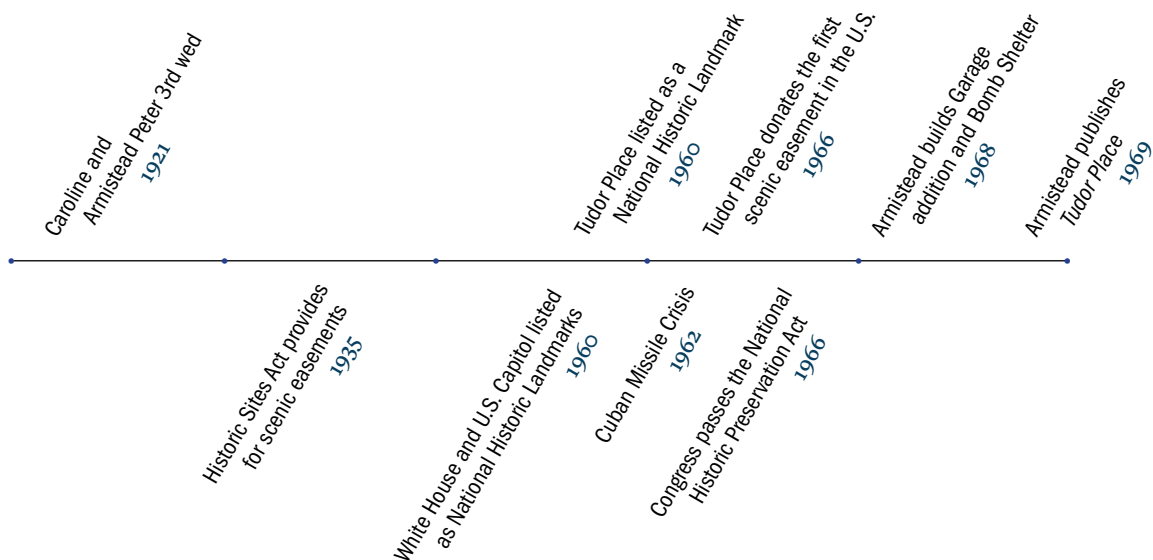
Armistead Peter Jr. and Armistead Peter 3rd, Britannia's grandson and great-grandson, cared for Tudor Place during the 20th century. Father and son modernized the Main House, constructed the Garage Building and restored the landscape. After serving in World War I and living briefly in Paris, Armistead Peter



3rd and his wife Caroline returned to help manage and maintain Tudor Place. They served again during World War II, Caroline in the Red Cross and Armistead as a lieutenant commander for the Navy in the Philippines and in Tokyo Bay.



During the 1960s, Armistead and Caroline translated their commitment to Tudor Place into a plan for its long-term preservation. They undertook extensive restorations, advocated for its landmark designation, and granted a scenic easement. They incorporated the Carostead Foundation, precursor to the Tudor Place Foundation, which provided for the property to operate as a museum upon Armistead's death.



# Master Preservation Plan: Collection and Archive

Tudor Place's Collection features more than 18,000 objects, including artwork, furniture, tableware, textiles, architectural fragments, archaeological artifacts and a 1919 Pierce-Arrow Roadster.

Place's Archive includes more than 250,000 items or approximately 300 linear feet. It includes Peter family correspondence, diaries, inventories, photographs and architectural plans from the mid-18th century to 1983; records and artifacts relating to the enslaved individuals who were owned by the Peter family; and a 5,000-volume book collection.



## ACCOMPLISHED

### Studies and Reports

- Conservation assessment
- Collection management plan
- Archive management plan
- Furnishing plan
- Interpretive plan

### Design

- Collection and Archive storage facility plans



# Campaign Pillar: **Conserve the Collection and Archive**

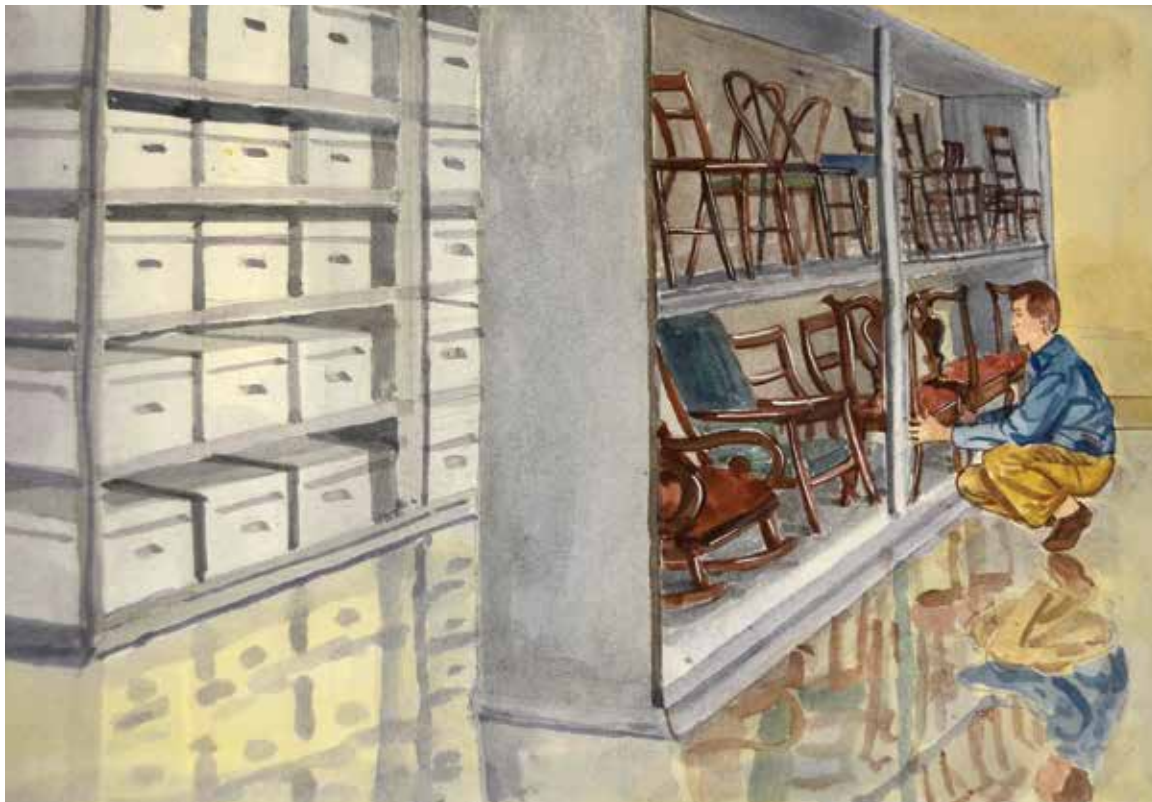
## *NEEDS*

### **Main House**

- Relocation of Collection and Archive objects
- East Wing Collection visible storage

### **Garage Building-Conservation & Discovery Hub**

- Secure storage facility with environmental controls
- Shelving and storage equipment
- Staff offices and research room



# Unique Resources: Programs and Learning Opportunities

Tudor Place is known throughout the DC area as a place for learning, enrichment and engagement with the past.

Docent led tours of the historic house are opportunities for visitors to learn about the home's historic architecture, view objects of interest and discover American history through stories of the Peter family and the enslaved and free people who lived and worked here.

Programs and activities for children aim to generate lasting memories, and to inspire the next generation of cultural stewards. Children and their adults participate in age-appropriate activities that have become traditions for

families throughout the DC area. A field trip program gives students hands-on learning experiences that support the curricular objectives of their classroom.

Lectures, specialized tours and thematic exhibits for lifelong learners provide engaging experiences for adult audiences.

Tudor Place is an urban respite within a bustling city. Self-guided tours of the garden are free to the public. Outdoor programming allows participants to immerse themselves in nature through hands-on gardening and horticultural experiences and artistic endeavors.



Hartman-Cox Architects

# Campaign Pillar: **Enhance Education and Visitor Services**

## *NEEDS*

### **New Visitor Center**

#### **Garage Building-Conservation & Discovery Hub**

- Indoor Outdoor Classroom
- Changing Exhibition Galleries
- Staff offices

#### **Dower House**

- Lecture hall and expanded meeting spaces
- Structural expansion and restoration of finishes



# Master Preservation Plan: Education and Visitors Services

Tudor Place is a cultural anchor in Georgetown. Families and lifelong learners participate in programming throughout the historic site. Whether it be a guided tour of the historic house, a classroom activity in the historic Garage building for students on a field trip, a lecture in the Dower House or an art class in the garden, Tudor Place provides unique experiences that create lasting memories.

## *ACCOMPLISHED*

- Updated tour content to reflect the complete story of Tudor Place by including stories of the enslaved persons and free domestic servants who lived and worked here
- Developed visitor evaluation tool used for post-tour surveys
- Established protocol for ensuring field trip content is in alignment with locally prescribed classroom curriculum standards
- Completed schematic design for classroom and exhibition gallery



Hartman-Cox Architects



## Unique Resources: **Formal Landscape Model in an Urban Setting**

A Cultural Landscape Report identifies Tudor Place's significant contribution to the evolution of Georgetown, its expression of Peter family stewardship through multiple generations, and its outstanding continuity of character and organization.

Its defining features include the South Lawn with Sago Palms, Tulip Poplar,

Gazebo, Dining Terrace and Kitchen Arbor; and the north gardens with the Boxwood Circle, Center Walk and Box Knot rose garden. Other garden rooms include the East Lawn, the Bowling Green and the Dell, an open woodland landscape created by mature hardwood trees with an understory of small native species.



# Master Preservation Plan: Landscape

Tudor Place's 5 ½ acre site features rolling lawns, formal gardens, an orchard, fountains, furnished terraces and wooded walkways in the midst of a dense urban neighborhood. The Mower House provides storage for landscape equipment. A tented greenhouse provides plant propagation space and winter protection.

## *ACCOMPLISHED*

### **Studies and Reports**

- Cultural landscape report
- Environmental assessment report
- Stormwater plan
- Grounds lighting plan

### **Restoration and Environmental Stewardship**

- 32nd Street gate repairs
- Gazebo, Arbor and fountains restoration
- North Garden lighting installation
- South Lawn stormwater cistern installation

### **Design**

- Mower House schematic plans
- Greenhouse schematic plans

### **Construction**

- Mower House expansion and renovation



# Campaign Pillar: Restore the Landscape

## *NEEDS*

### **Garage Building-Conservation & Discovery Hub**

- Greenhouse for plant propagation and seasonal storage
- Dedicated programming and staff workspace

### **Mower House**

- Restoration and expanded storage for equipment
- Site-wide generator installation

### **Grounds**

- Perimeter fencing and plantings upgrade
- Garden pathways accessibility upgrade



# Campaign Impact

**Upon full implementation of the Master Preservation Plan, Tudor Place will offer its audience:**

- An improved visitor experience across the site
- Expanded learning opportunities
- Greater access to its unique architectural, historical and horticultural resources
- Deeper engagement with United States, District of Columbia, and socio-cultural history



Hartman-Cox Architects

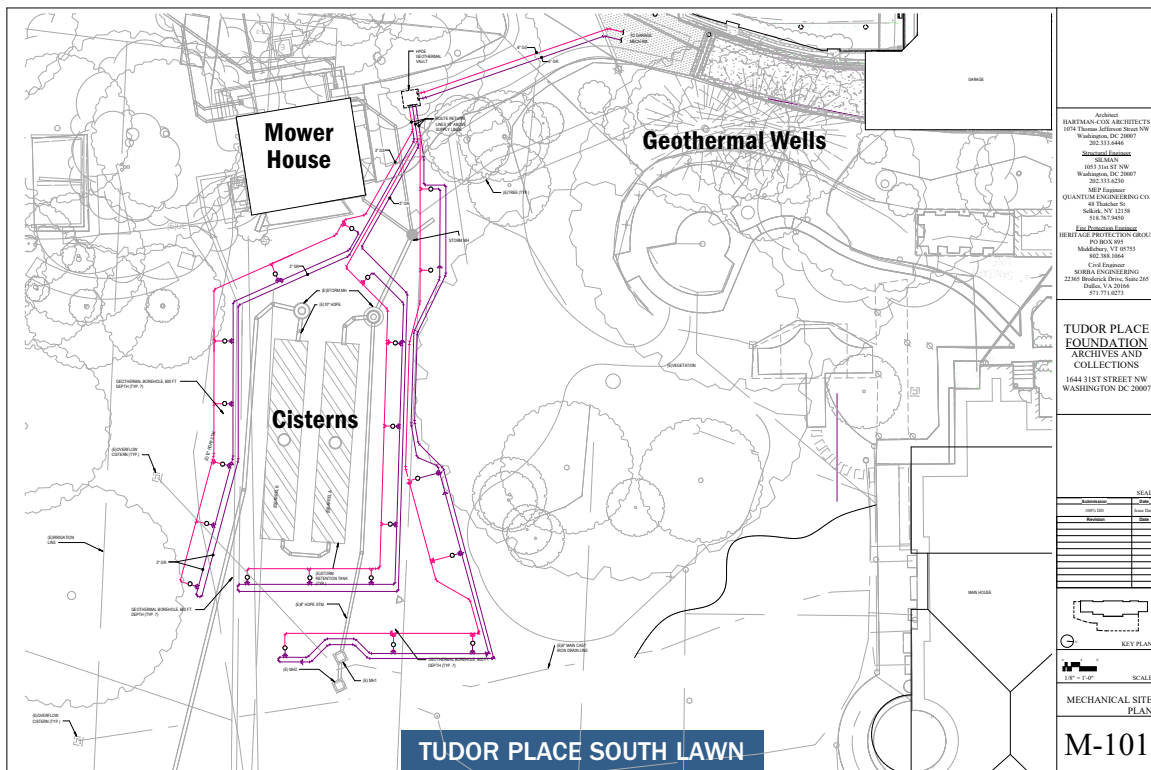
**Future visitors to Tudor Place will experience:**

- A new Visitor Center welcome and orientation
- Access to the Main House Library and enslaved and domestic workers' bedrooms
- Access to the Garage Building Bomb Shelter
- Access to the Collection and Archive in the Garage Building storage facility
- Educational programming in the Garage Building learning center
- Exhibitions in the Garage Building galleries
- Educational programming in the Conservation & Discovery Hub

# A Sustainable Future for Tudor Place

The Master Preservation Plan includes numerous measures that will promote environmental and organizational sustainability:

- Cisterns beneath the South Lawn capture rainwater from the gutters and downspouts of the historic house for use in watering the lawn and adjacent planting areas.
- Installation of energy panels in the Dower House and Garage promote efficient heating and cooling of these facilities.
- A natural gas emergency generator in the Mower House, replacing an inefficient diesel model.
- The environmental control systems for the Garage and historic house will be high-efficiency, using variable refrigerant flow (VRF) designs and other sustainable design elements.
- Geothermal wells beneath the South Lawn will use the natural heating and cooling properties of the earth to promote the efficient operation of environmental control systems.



- Contributors to the Capital Campaign are asked to allocate a portion of their gift to the Tudor Place endowment, ensuring the care and operation of systems and facilities into the future.

### Current Campaign Project Costs

Mower House Expansion & Renovation	\$1,800,000 (complete)
Conservation & Discovery Hub at the Garage Building	\$14,000,000
Main House Systems and Finishes	\$5,000,000
Geothermal Well Field	\$1,000,000
	<b>\$21,800,000</b>

### Future Campaign Project Costs

Gatehouse Visitor Center	\$2,500,000
Dower House Renovation & Expansion	\$3,500,000
	<b>\$6,000,000</b>

### Named Gift or Sponsorship Opportunities

Conservation & Discovery Hub	\$5,000,000
Gatehouse Visitor Center	\$5,000,000
Exhibition Gallery	\$2,500,000
Lecture Hall	\$2,500,000
Classroom	\$1,000,000
Geothermal Wellfield	\$1,000,000
Environmental Controls	\$1,000,000
Archive & Research Center	\$500,000
Collections Management Center	\$500,000*
Fire Protection Systems	\$500,000
Greenhouse	\$500,000
Garden Center	\$500,000

\*A generous benefactor has already supported this project





Dear Friends,

I am honored to count you among the donors, members, volunteers, neighbors and friends of **Tudor Place** whose support is vital to our mission of celebrating the triumphs and confronting the complexities of the past. By deepening your connection to this Georgetown landmark as a champion of our **Third Century Capital Campaign**, you will join other history advocates who are helping to ensure the preservation of the historic site and its vibrant programming.

Tudor Place, and the Peter family who owned and occupied the home for six-generations, stood witness to our country's history. During their nearly two centuries at the estate, this **National Historic Landmark** became a time capsule of American culture with architecture, landscapes, and objects that chronicle these events.

Central to the site's protection, maintenance, and interpretation is our **Master Preservation Plan**. Through execution of the plan, Tudor Place aims to preserve the distinctive architecture of the historic home, conserve its unique collection and archive, maintain sustainable landscapes and gardens, and enhance educational opportunities for visitors and the community.

**Now more than ever**, reflection on our nation's history is essential to understanding our social and political legacy so that we can better understand ourselves and who we aspire to be. **With you at our side** we can ensure that Tudor Place is a center of historic preservation, learning and peaceful contemplation for generations to come.

With gratitude,

A handwritten signature in black ink, appearing to read "Mark Hudson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Hudson



*I want to make alive to you the fact  
that this house has seen the pageant of  
American history.*

Armistead Peter 3rd, *Tudor Place*



[www.tudorplace.org](http://www.tudorplace.org)