

TUDOR PLACE HISTORIC HOUSE & GARDEN ANNUAL REPORT 2025



America's Story Lives Here

America's Story at Tudor Place

Tudor Place Historic House & Garden is an illustrious cultural institution in the heart of Washington, DC—**a place where American history is not only preserved but also actively explored, questioned and brought to life.** Home to six generations of the Peter family, descendants of Martha Washington, Tudor Place offers an unbroken narrative of domestic life, civic engagement and social change spanning nearly two centuries.

As a National Historic Landmark, Tudor Place is more than a museum. **We are a platform for inclusive storytelling, where the lives of those who lived and labored here are thoughtfully interpreted alongside the legacy of the Peter family.** Our extensive archive of over 18,000 items documents the social, architectural and economic development of the region and the nation. Standing on 5 ½ acres of green space, Tudor Place is truly a living history whose roots connect the past with the future.

Building on a near four-decade legacy as a leading museum and cultural institution, Tudor Place makes history resonate with contemporary audiences—locally, nationally and globally. Following is a report of our singular impact in 2025. Tudor Place distinctively tells America's story, unfolding across our 200-year history. **Join us in writing America's next chapter.**



A Message from the Board President

July 2026

Dear Friends,

What an exciting time to be part of the Tudor Place community!

As our nation commemorates America's 250th Anniversary, Tudor Place is honored to share the many stories that deepen our understanding of the past and inspire a more informed future. We are now halfway through our America 250 at Tudor Place initiative, and it has been inspiring to welcome thousands of visitors to exhibitions, tours, lectures and events that explore our shared history through fresh perspectives and meaningful conversations. At the same time, we are excited to begin a new chapter with the arrival of Executive Director Mary-Frances Wain, whose leadership is helping build upon Tudor Place's remarkable legacy while positioning us for an even stronger future. And, we celebrate and are grateful for the steadfast leadership of Interim Executive Director Anne C. B. Roberts for seamlessly guiding us through this critical transition.



Dr. Christy Pichichero

In this time of reflecting back and moving forward, I am pleased to share with you our **2025 Annual Report**. The accomplishments highlighted in these pages reflect the dedication, generosity and vision that brought us to this wonderful moment.

Every success we celebrate today was made possible by supporters like you. Throughout last year, your engagement and devotion helped us expand educational programming, strengthen community partnerships and continue the careful stewardship of our historic house, garden, artifacts and nationally significant Washington collection. Together, we launched **"Tangled Roots,"** a guided tour that grew from the success of our award-winning **"Ancestral Spaces: People of African Descent at Tudor Place."** These experiences invite visitors to engage with a more complete history by exploring the interconnected lives of the Peter family and the enslaved and free individuals, including Sall Twine, John Lockett and many others whose stories are integral to Tudor Place.

As we prepared for this milestone year, you stood beside us through a period of transition and transformation. Your support sustained not only our exhibitions, tours and public programs, but also the preservation of priceless collections, the care of our historic garden and the ongoing work of ensuring that Tudor Place remains a place of discovery, learning and inspiration for all.

On behalf of the Board of Trustees, thank you for your unwavering commitment to Tudor Place. Because of you, America's story continues to be preserved, explored and shared with new generations. We are grateful for your partnership and look forward to welcoming you back to Tudor Place again and again.

With sincere appreciation,

Christy Pichichero

Dr. Christy Pichichero | President, Board of Trustees

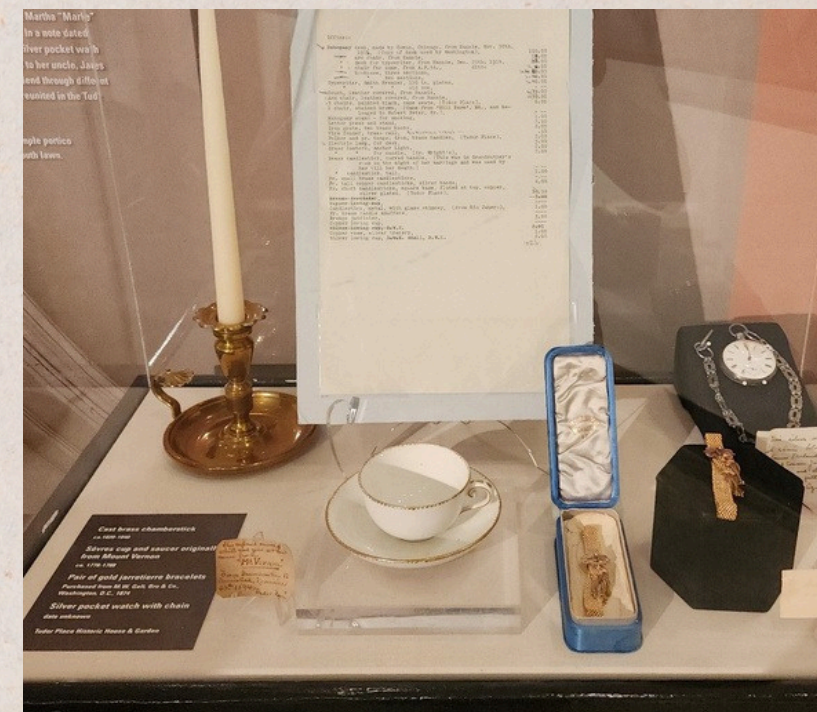
Conserving, Preserving and Celebrating The American Story

At Tudor Place, every object in our incomparable collection tells a piece of America's story. With over 18,000 objects spanning 200 years of American history and the largest Washington collection outside of George Washington's Mount Vernon, Tudor Place offers an in-depth, intimate front-row seat to the founding of our country. Our 2025 collection highlights include:

- ★ The 2024 exhibition "Ancestral Spaces: People of African Descent at Tudor Place" was nationally recognized for its innovative storytelling with The American Association for State and Local History Award of Excellence and The National Council on Public History Outstanding Public History Project Award.
- ★ Our groundbreaking tour "Tangled Roots" tour explored Tudor Place and American history through generations of the Black and white families who lived and labored here.
- ★ As a part of our organizational commitment to holistic storytelling, Artist-in-Residence Peter Waddell created a new portrait for the Tudor Place Collection depicting Barbara Cole Williams (opposite page, bottom left), an enslaved woman at Tudor Place and mother of Hannah Pope, a prominent member of the Black Georgetown community.
- ★ George Washington's original Revolutionary War-era camp stool returned to Tudor Place after appearing in the exhibition "Witness to Revolution: The Unlikely Travels of Washington's Tent" at the Museum of the American Revolution in Philadelphia, PA.
- ★ We featured a curated selection of Armistead Peter 3rd's amateur radio equipment, giving visitors a glimpse into broadcasting in the 1910s.
- ★ Tudor Place was highlighted in the Washington Winter Show as a part of their 70th anniversary loan exhibition "Preservation Pioneers," celebrating our lasting impact on the fields of collecting and historic preservation.



The story of activist Barbara Pope, the granddaughter of Barbara Cole Williams and daughter of Hannah Pope was featured in a Teen Vogue article written by Curator Rob DeHart.



"Since I started, we've opened the Visitor Center and increased site access, interpreted the servants' dining room and kitchen, added professional staff, researched the history of enslavement, expanded educational programming and much more. The result is a rich experience for our visitors and local community."
- Docent Patrick Kidd
on 25 years of service.



History Comes Alive at Tudor Place

Combining historic landscape stewardship and disciplined design, the garden at Tudor Place is a living history covering over two centuries. A 5 ½ acre retreat that is open to all, the garden tells the story of American preservation, sustainability and community engagement, welcoming over 25,000 visitors in 2025. Through the care of the garden, we are preserving an irreplaceable cultural and community landscape while creating opportunities for future growth, learning and environmental stewardship.

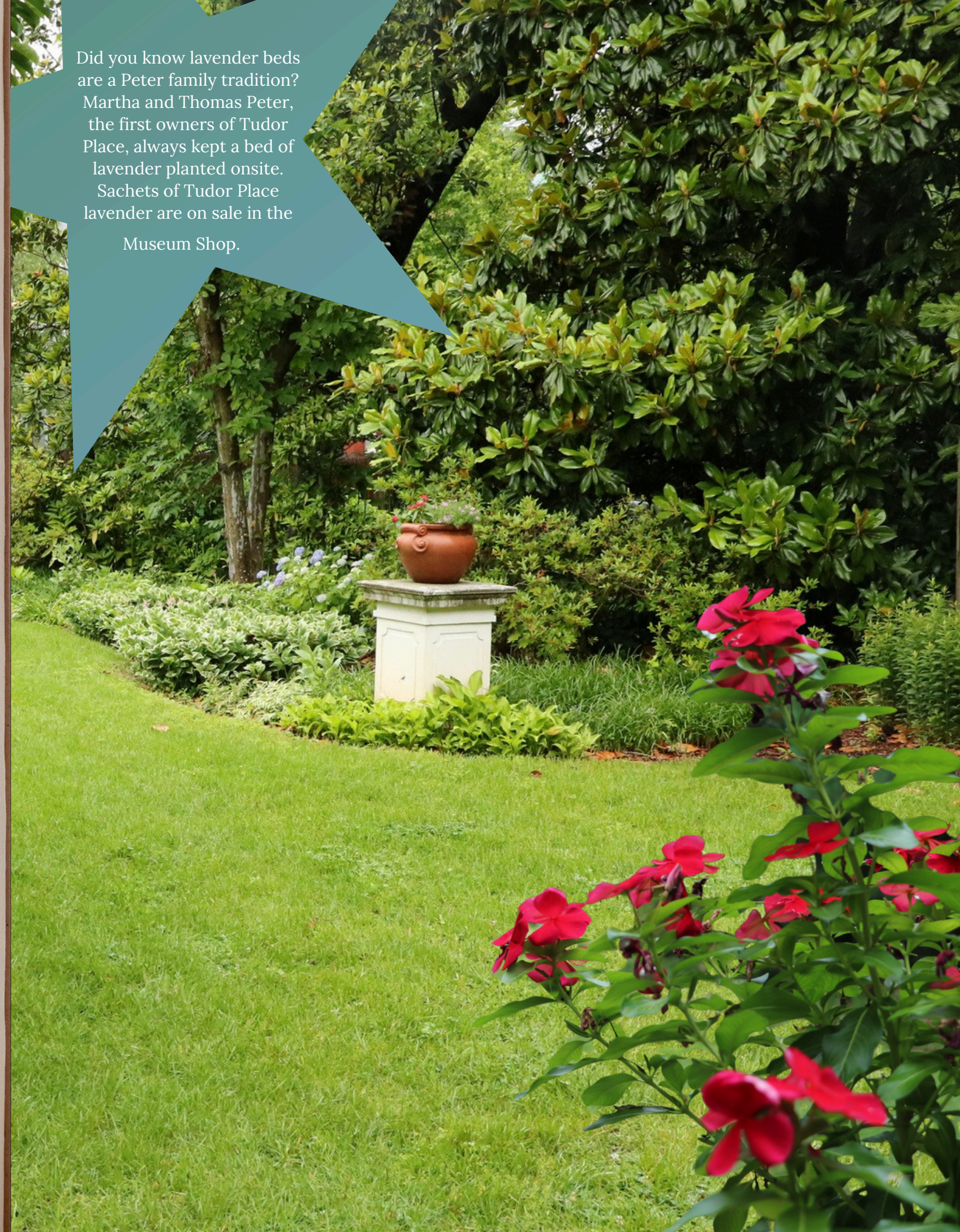
- ★ In our site-wide commitment to sustainability, we implemented a comprehensive resource-management strategy designed to reduce waste, conserve resources and strengthen environmental conservation across Tudor Place.
- ★ To support local biodiversity and strengthen ecosystem health, we planted native species such as butterfly milkweed and black-eyed Susans as well as a host of new trees.
- ★ We inaugurated a new plant collections management process, tracking botanical data for the plants onsite.
- ★ We removed invasive species of plants, including English ivy, bush honeysuckle and wisteria, to restore the Tudor Place habitat and provide space for new native plants.
- ★ To provide respite in all seasons for visitors and staff, reliable heating control was restored in the Garage while expanding cooling capacity in both the Main House and Garage.
- ★ We preserved the manufactured features of the site, repainting and refreshing fencing, railings and historic metal furnishings, so they can be enjoyed by future generations.
- ★ The Dining Terrace, a historic space used for outdoor entertainment next to the South Lawn, received a new natural green screen with the planting of new trees along its border.
- ★ We rehabilitated iconic features of the garden, including the Peter family-favorite lavender beds and the Center Walk, the hub of the North Garden that has welcomed dignitaries and legendary figures throughout American history.

*"No matter what mood I'm in, it changes as soon
as I step into the garden."*

*- Garden Volunteer
Carole Aizenman*



Did you know lavender beds are a Peter family tradition? Martha and Thomas Peter, the first owners of Tudor Place, always kept a bed of lavender planted onsite. Sachets of Tudor Place lavender are on sale in the Museum Shop.



Building on History; Inspiring Tomorrow

Tudor Place is a hub for education, research and life-long learning. Discover rich, real-world resources for learners of all ages to experience diverse historical narratives, unique architecture, landscape design and fine arts. Throughout 2025, Tudor Place programs and events inspired more than 2,500 scholars, dreamers and doers.

- ★ The “Landmark Lecture” series explored the members of the Custis family, the history of Black cemeteries in Georgetown and the lives of the hidden figures in the Tudor Place story, such as Anastacia Hepburn, an enslaved woman at Tudor Place.
- ★ “EqualiTEA & Tour” was launched during Women’s History Month, shining a light on the stories of the women who were a driving force behind Tudor Place.
- ★ Artist-in-Residence Peter Waddell and architectural historian Paul Dolinsky explored symbolism, design and historical narratives at the program “Behind the Canvas: Secrets, Symbols and Architecture.”
- ★ Garden enthusiasts put their green thumbs to good use during the “Weekend Weeders” program, supporting the restoration of the landscape and helping to create a healthier and more resilient environment.
- ★ Through “Tudor Tots” and “Summer Saturdays,” early learners took their first steps in their educational journeys, using crafts and family-friendly activities to learn about archaeology, bees, art history and more.
- ★ Over 100 students and Girl Scouts got a taste of historic preservation and the importance of understanding the past through specialized school programs created by Tudor Place staff.



Our most requested school program was Historical Detectives: Foodways of the Past, where students learn how food is grown, sourced, and used through the lens of Tudor Place.

“Tudor Place sparked in me a life-long interest in the museum field and historic houses.”

- Education Intern

Malia Humphries-Do

Did you know that we keep bee hives on the Tudor Place property? The honey is for sale in the Museum Shop.



History Happens at Tudor Place

Throughout two centuries, Tudor Place has served as a gathering place for global leaders, policy makers, activists, scholars, neighbors and citizens from around the world. In 2025, Tudor Place built on our legacy as community gathering place, hosting events that inspired visitors to build, create and explore.

- ★ Tudor Place welcomed 500+ neighbors and DC leaders for the annual “Spring Garden Party” hosted by Charlotte Grassi Ramirez and Gwendolyn Lohse. 2025’s event honored long-standing donor, board member, president emeritus and champion of preservation, Beverly Jost.
- ★ Our popular after-hours series “Tudor Nights” packed salons as themed events telling the stories of rarely-displayed objects in the collection, highlighting timekeeping (in partnership with the U.S. Naval Observatory), music (featuring musical performances) and vintage gaming (in partnership with Woodrow Wilson House).
- ★ Families built lasting memories together at “Eggstravaganza!” Our most popular family event was attended by over 900 children and families, gathering treats and eggs, taking family portraits and participating in a new Hopstake Course on the South Lawn.
- ★ “Tudor Tuesdays” invited movers and shakers after-hours to experience house tours, watercolors and picnics on the South Lawn.
- ★ Kids of all ages decked out in their Halloween costumes enjoyed treats and activities at our legendary “Trick or Treat at Tudor Place.”
- ★ We decked the halls, lit the historic house with holiday lights and got into the spirit of the season with candlelight tours, a member-exclusive holiday open house, our sell-out “Tea and Tours” and our annual holiday program, “Tudor Lights.”



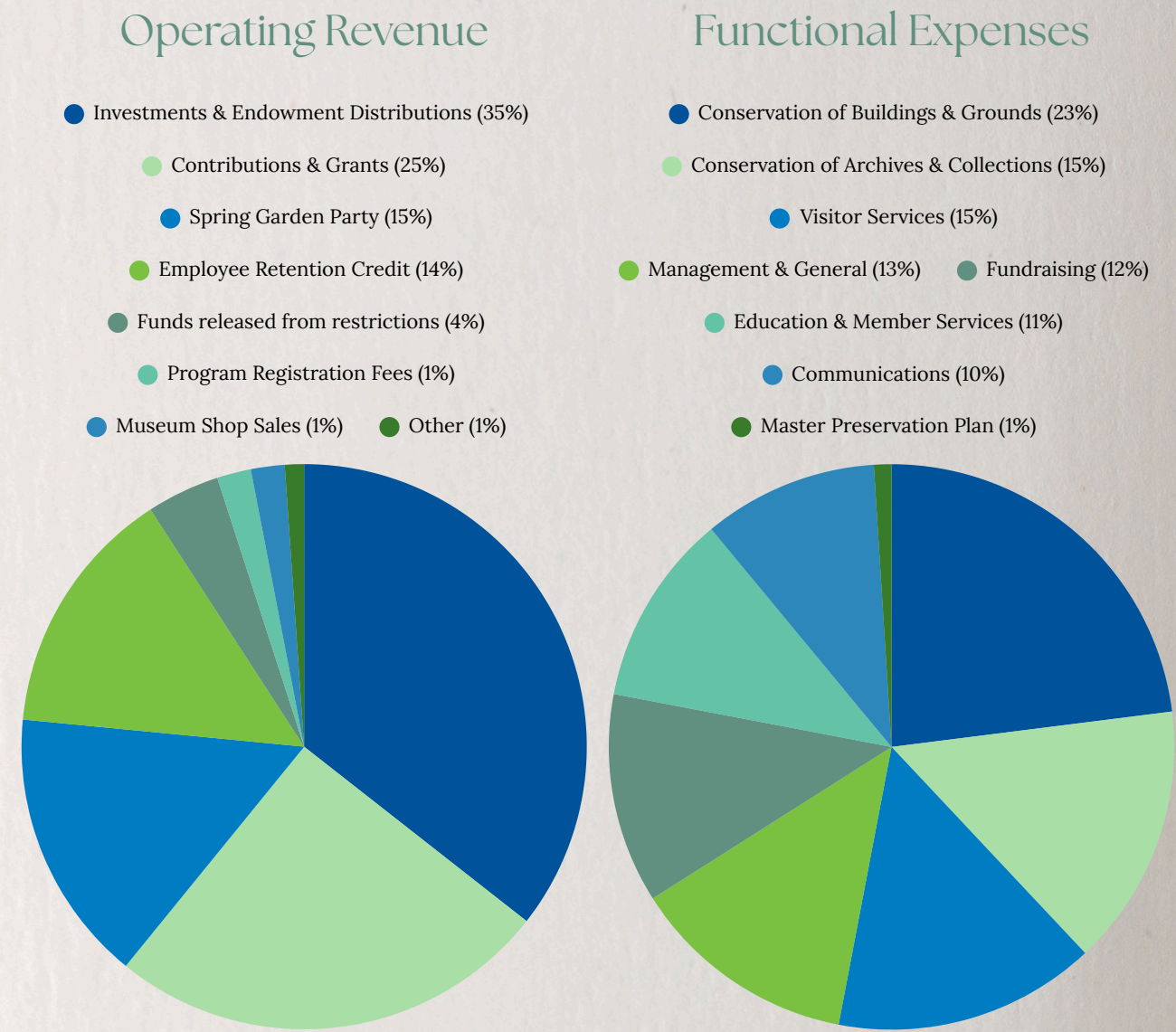
Tudor Place received a 4-Star Rating from Charity Navigator and a Gold Seal of Transparency from Candid, recognizing our commitment to openness and impact in the nonprofit sector.



“Tudor Place is a wonderful place to learn about American history in an intimate and beautiful setting right in the middle of Georgetown. The collection is extraordinary. Come for a visit, take a tour with a docent, walk through the garden or sign up for one of the many programs offered for all ages.”
- Spring Garden Party Honoree Beverly Jost



2025 Financial Performance



Balance Sheet Financials

	2025	2024
Current Assets		
Cash & Equivalents	255,322	308,175
Pledges & Grants Receivable	77,455	25,658
Inventory	15,960	14,136
Prepaid Expenses	83,463	69,918
Investments	<u>553,373</u>	<u>374,122</u>
Total Current Assets	\$985,583	\$792,009
Long-Term Assets		
Pledges & Grants Receivable	26,971	9,204
Operating Property & Equipment	26,971	36,588
Long-Term Investments	12,041,234	11,864,009
Restricted Cash Long-Term Use	<u>0</u>	<u>42,000</u>
Total Non-Current Assets	\$12,066,205	11,951,801
Total Assets	\$13,053,788	\$12,743,810
Current Liabilities		
Accounts Payable & Accrued Exps	<u>76,626</u>	<u>106,155</u>
Total Liabilities	\$76,626	106,155
Net Assets Without Donor Restrictions	553,718	420,376
Net Assets With Donor Restrictions	<u>12,423,444</u>	<u>12,217,279</u>
Total Net Assets	12,977,162	12,637,655
Total Liabilities & Net Assets	\$13,053,788	\$12,743,810



Leadership Giving \$100,000+

DC Commission on the Arts & Humanities
Sophie and Val Hawkins, Jr.

Silver Donors \$10,000+

A Friend of Tudor Place
Anonymous
Ankie & Fran Barnes
Mary T. Bartlett
Brendan and Helen Bechtel
Foundation

Bronze Donors \$5,000+

AON Foundation
Cooke & Bieler, L.P.
Lizzie and Michael Cantacuzene
Betsy W. Edgeworth
Ann & Jamie C. Gerber
The Infinity Group Realtor LLC |
Janice Pouch

Contributors \$1,000+

Carole Aizenman
Diana and Michael Allen
Bailey Systems LLC
Geoffrey & Kathryn Baker
James & Meredith Baker
Brendan & Helen Bechtel
Fred & Mary Kirk Beddard
Jackson & Rosannah Bennett
Jess & Wesley Bieligg
Allen & Robyn Bishop
Chichi & Peter Bosworth
Alan & Nancy Bubes
Aimee Burck
Vince Careatti
Dede & James F. Caughman
Laura & Guy Cecala
John & Kristin Cecchi
Tracy & Philip Chadwell
Carroll & Christopher K. Chapin
Martha Chapman
Lee Harrison Child
Beth & Terry Collins
Page Corey
Marjie A. Corwin
Julia & Vittorio Cottafavi
Liz & Phillip D'Angio
Helen Darling & Brad Gray
Eli Whitney III & Heidi Debevoise

Contributors \$500+

Friday Abernethy & Richard Weihe
Debra Adams & Peter Thompson
Alexander C. & Tillie
Speyer Foundation
Robin & Scott K. Ambler
Anonymous
Kate Azevedo
Agatha Barclay
Katie & Westray Battle
Michael & Phyllis Bayer
Dennis & Sally Bechara
Susan Beimler
Max & Pamela Berry
Abigail & Roy Blunt
Blair & Joshua Bourne
David Brandt
Katherine & Thomas D. Canby, Jr.
Allen Chambers, Jr.
Fiona Charlton-Dewar
Patrick Clawson
Carol & William E. Cooke
James & Margaret Costan
Mary Coyne & William J. Kolasky

Platinum Donors \$50,000+

SR Evermay

Tom L. Birch
Georgetown Garden Club
Pam & Rich D. Hinds
The Marjorie Merriweather Post
Foundation
Forbes & Sara Maner

Beverly & Peter H. Jost
Pam Jenkinson
Jewish Community Foundation
Mary & Terrence C. Keaney
Ferdinand H. Onnen, III
Gwendolyn Lohse & James Assey
Christy Pichichero &
Tom Escourrou
Charlotte Grassi Ramirez

Chris & Dan Dowd
The Durable Restoration Company
Ashley & Susan Ebersole
Events DC
Shannon Fairbanks
Jennifer A. Feldman-Brillembourg &
Arturo Brillembourg
Anne & Marc Feinberg
Emilia N. Ferrara
Elisabeth R. French
Amy & Taylor S. Gross
Gigi Hafizi
Anne L. Halpern
Hartman-Cox Architects
Heidi E. Hatfield & Daniel Duff
Charlotte & Graham Healy-Day
Addison & Charlton Holladay
Kim & T.J. Holland
Adam & Hannah Isles
Azali Kassum & Ian Myers
Katten Muchin Rosenman LLP
Ferdinand H. Onnen, III
James & Mary Frances Koltes
John & Michelle Korsmo
Amy & Joshua Kuhnert
Pallavi Kumar & Nitin Kumar
Steve & Willoughby Laycock

Christine & Greg Cross
James & Sarah David
Christian & Elizabeth Davis
Sarah & William Dean
Edward & Roberta Douma
Francois & Erin Drouin
Helen & Raymond F. DuBois
Suzanne Duvall & George Steljes, III
Diana & Peter T. Ferris
Rodney & Virginia Frelinghuysen
Tatiana Volkoff Gfoeller &
Michael Gfoeller
Katherine Delo Gregg & Juge Gregg
James & Sarah Hake
Carol Harman
Betsy & Fraser Henderson
Anita G. Herrick
Leigh Herzog
Alex & Lenna Hoffman
John Peters Irelan
Fran & Stuart Kenworthy
Melissa M. Keshishian

Gold Donors \$25,000+

Ellen MacNeill Charles
Hyeweon & Richard W. Gessner, Jr.

Jane & Tim B. Matz
Pichichero Family Foundation
Prince Charitable Trusts
TTR Sotheby's International Realty
Washington Fine Properties, LLC
Alice & Bruce Whelihan

Marc P. Schappell & Tom Anderson
Tuckernuck
Whiting-Turner Contracting
Company
Laura Will & Joseph Lipscomb
Henry A. Wise, II

Minsky & Russell Lindner
Hadley Keller Lloyd &
Thomas L. Lloyd
Catherine* & Scott Marquardt
Barbara M. Marsh
Martin-Diamond Properties
Ellen & Guy Martin, III
Marcia V. Mayo
Leslie & Paul Maysak
Kyle & Margo McNickle
Seth M. Messner
Jean Middendorf
MILLER WALKER Retail Real Estate
Pamla Moore
Karen & Philip D. Morrison
Alex & Lucas Moskowitz
Carol & John K. Mott
The New York Community Trust
Bridget & Gregory Nikodem
Katherine & Billy Nix
Giselle Obermeier
Ferdinand H. Onnen, III
Alix & Andrew Peek
Daphna Peled & Shawn Delaney
Ben & Zoe Persina
Pallavi Kumar & Nitin Kumar
Jania and Phillips* Peter

Madelyn King
Allison & Jon Kling
Esko & Jane Korhonen
Jean & John Lange
Alexandra Libby
Matthew Lindgren
Joseph & Tia Lotuff
Jane MacNeil & Clair Martin III
John & Terrell McDermid
Hugh McDermott
Greg & Tracy McGillvary
Allan & Darina McKelvie
Elizabeth Hayes Miller & Dan Sallick
Toby & Myra Moffett
Heather Molino
Cailin Monahan & John Galligan
Paula & Tobin Moore
J. B. & Pamela Murphy
Gretchen Neal
Adrienne Nolan-Smith & Coly Smith
Maura & Matthew Norden
John Pontius

Amy Pollick
Octavius & Mary Katherine Prince
Lola C. Reinsch
Nicole & Scott Richardson
Anne C. B. Roberts
Lynn S. Roberts
Donna & William E. Roberts
Anne V. Rogers
Liz Shriver
Nancy & Simon Sidamon-Eristoff
Alexander & Carter Simpson
Niente & Robert B. Smith, Jr.
Karen & William Sonneborn
Emily & Cleaver Sower
Stachowski's Market
Sara & Erik Swabb
Kathy Sykes & Stephen Vetzner
Gina & Lee Tsuyoshi Takemori
Alanna & Ryan Temme
Darcey & Neal Thomson
Frederica & George A. Valanos
Wagner Roofing Company
Sandra Werness
Jonathan Willen
Pamela & James Wise
Ben & Blair Wunderlich
Zantzinger | Artfully Built

Elise Rabekoff &
Christopher Gladstone
Alvaro & Maria Ramirez
Laura & Stephen Rodriguez
Mary Barrett Rodriguez
Cybil & David Roehrenbeck
Bea & Peter P. van Roijen
Laura & Luke Russert
Stefanie & Chip Scott
Mary Clare & Samuel B. Sterrett, Jr.
Elizabeth Steuart-Kret & Gary Kret
Elizabeth & George Stevens
Lida & Richard P. Stifel, Jr.
Charlotte & William Suk
Whitney Taylor
Marc Thompson
Anne & Howard T. Weir, III
John & Val Wheeler
Jessica Zaluzec
Richard Zantzinger
JoAnn L. Zuercher

Board of Trustees

President
Christy Pichichero, Ph.D.

Vice-President
Val P. Hawkins, Jr.

Treasurer
James C. Gerber

Secretary
Ferdinand H. Onnen, III

Presidents Emeriti
Geoffrey B. Baker
S. Allen Chambers, Jr.
Ellen MacNeill Charles
Thomas E. Crocker
John D. Firestone
Beverly L. Jost
Timothy B. Matz

Trustees
Fran Trafton Barnes
Mary T. Bartlett
Susan Ambler Ebersole
Richard W. Gessner Jr.
Mary Moffett Keaney
Pallavi Kumar
Forbes Maner
Laura Will

Honorary Trustees
Max N. Berry
Jane Lipton Cafritz
Elizabeth E. Cantacuzene
Diana Clagett
Daniel V. Dowd
Elizabeth W. Edgeworth
Elinor K. Farquhar
Eric P. Fraunfelder
Donna Gerstenfeld

Honorary Trustees
Donna Gerstenfeld
Sheila Proby Gross
Pamela A. Jenkinson
Melissa Keshishian
Barbara Langhorne
Ginger Laytham
Marcia V. Mayo
Diana Prince
Lucy S. Rhame
Lynn S. Roberts
Jean Hall Rutherford
Roger Sant
Charles H. Seilheimer, Jr.
Nancy Sidamon-Eristoff
Niente Ingersoll Smith
William T. Torgerson
J. Bruce Whelihan

Staff**

Laura Acosta
Executive Assistant

Helen Anderson
Education Coordinator

Justyce Bennett
Collections Manager

Catie Curry
Communications Manager

Amy Durbin
Director of Education & Visitor
Services

Ella Engstrom
Horticulture Manager

Eric Friedman
Seasonal Gardener

Cari Garcia
Museum Technician

Ana Herrera-Ruiz
Director of Buildings, Gardens &
Grounds

Helen Hubbard-Davis
Director of Finance & Administration

Isa Karanthos
Visitor Services Assistant

Aaron King
Seasonal Gardener

Blair Miller
Director of Advancement

Shelby Stevenson
Visitor Services Manager

Mary-Frances Wain
Executive Director

Jessica Zaluzec
Sr. Development Manager

Artist-In-Residence

Peter Waddell

Interns & Fellows***

Talin Campen,
Mackenzie Clayton
Vivienne Craig
Claire Fergusson

Sarah Friedmann
Garrett Goltermann
Rory Hooper
Malia Humphries-Do

Isadora Karathanos
Alex Krepp
Margaret Mariani
Alexandra Morse

Isabella Quartiere
Tessa Schoenecker
Cat Van Slyke

Volunteers

Carole Aizenman
Aundrea Bentley
Robyn Bishop
Tom Birch
Lydia Calitri
Margie Calvert
Talin Campen
Zuhre Ceyhun
Donald Clein
Cathy Cooper
Margie Corwin
Leah De Hoet
Keily De La Rosa
Anna Donate
Vernona Elms
Anne Feinberg
Suzanne Fine
Anne Fitts

Eric Friedman
Terumi Gale
Ann Gallagher
Kristen Garad
Anna Gay
Emma Goldschmidt
Laura Green
Marie-Louise Halbert
Carol Harman
Emily Haynes
Dan Heng
Malia Humphries-Do
Candy Kessel
Patrick Kidd
Michael Kinzer
Elizabeth Krutchen
Henry Macauley

Lauren Maresca
Tyler Matos
Dennis McClellan
Edie McKenna
Florence Mills
Lindsay Orphanides
Tassneam Osman
Rikki Pelta
Samuel Perez
Jan Pickrel
Isabella Quartiere
Kevin Retondo
Becca Roe
Andy Seymour
Marcela Siegrist
Helen Starr
Barb Stoll

Sydney Summer
Urvashi Suraj
Kathy Sykes
Elizabeth Taylor
Richard Theis
Cat Van Slyke
Daniel Vance
Tanner Walsh
Aleria Walton
John Wheeler
Val Wheeler
Fran White
Kathryn Woods
Lisa Young
Camila Zuniga

*Deceased

**As of July 2026

***From January 2025 - June 2026



Add yours!

