



Woodlawn Museum Preservation Campaign
Case Statement

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*"Woodlawn, including the land, buildings,
furniture, and pictures therein shall
be kept as a public park"
-George Nixon Black, Jr.*

www.woodlawnmuseum.com

Dear Friends:

The Hancock County Trustees of Public Reservations invite you to share in the effort to restore and preserve Woodlawn Museum, the beautiful estate of Col. John Black. The Museum's outbuildings, gardens and 180-acres have been a historical, educational and recreational resource for the region, since opening in 1929.

Woodlawn, Maine's premier historic estate, was occupied for 100 years by three generations of Col. John Black's family. The house furnishings are original and present one of New England's most comprehensive family collections still intact. Woodlawn is also the repository for the extensive Black family archives documenting the importance of Col. Black in the development of Maine's lumbering business. Recently featured in *The Magazine Antiques*, Woodlawn Museum is increasingly recognized as a site of national significance.

However, the great legacy Col. Black left us is now threatened by extensive structural damage to the exterior of the mansion. In order to protect the Museum's buildings and collections, Woodlawn's Trustees must embark on a major restoration of the mansion and the carriage barn. Repairing the envelope (exterior) of the mansion and carriage barn is critical to their survival. If the museum does not address restoration problems now, our mission to keep the collection open to the public may be compromised. Furthermore, we will not be able to develop our long-range plans, a summary of which is included on page x of this case statement.

The Preservation Campaign is about more than saving Woodlawn as a beautiful architectural showpiece. The Trustees believe the preservation of this important historical asset, a cornerstone of the region, will help us to discover the insight, understanding, and respect we need to build a common future. In turn this will strengthen our community and enhance our sense of place and cultural pride. Most importantly, Woodlawn's preservation is an opportunity to give our children the gift of history. Woodlawn embodies a historical context and perspective that will allow future generations to make more thoughtful decisions about the direction of the region.

The Trustees hope you join them and take the opportunity to preserve Woodlawn, and leave a legacy to our children, by making a generous contribution. One or more of the Trustees would be pleased to meet with you and answer any questions you may have. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Stephen C. Shea".

Stephen Shea



CAMPAIGN GOALS

Woodlawn Museum is at a critical junction between past and present. A recent Conservation Assessment Report makes clear that the main house and carriage barn are succumbing to the ravages of moisture, accentuated by many years of deferred maintenance. This is destroying the original fabric of the buildings and placing their original collections in grave danger. If preventative actions are not taken, the buildings could reach a point of deterioration where it would be financially impossible for the Museum to correct them. Public and scholarly access would be severely limited and possibly denied. The collections would have to be removed, and future expansion of educational services would be unthinkable.

To avoid this possibility, Woodlawn Museum is undertaking a Preservation Campaign to raise at least \$1 million with the following goals:

- **Raise \$600,000 to fund a comprehensive preservation project and to improve handicap accessibility**
- **Raise \$400,000 to increase the size of the endowment to fund a pro-active maintenance plan for the historic structures**

Woodlawn Museum must work to raise these funds to preserve the estate as it is now. Once this is accomplished, we can begin to execute the long-term educational goals that the Trustees have planned to enhance the public's enjoyment and use of the museum in the future. If we do not address these most pressing preservation needs, we will not be able to expand our educational programs, build new spaces for community and educational use or develop advanced storage space needed for the collection.



LONG RANGE PLAN

The Trustees seek to use Woodlawn Museum, its grounds and collections, as well as the Black family archives, to teach the history of the development of Ellsworth and Eastern Maine. Our objectives in emphasizing the importance of this history are to:

1. Increase the public knowledge of Maine history, especially the history of the settlement and commercial development of Eastern Maine and its relevance to our national history.
2. Inspire in residents of the area a deeper sense of place and pride in this community.
3. Promote, in the tradition of the Black family, balanced economic development for Ellsworth that is partnered with responsible stewardship of the natural resources as well as the cultural resources of the area.

To achieve this vision Woodlawn Museum must undertake to:

1. Ensure continuing and effective preservation, interpretation and presentation of the house and grounds of the Woodlawn estate and the Black family archives.
2. Establish a place of scholarship and research on the primary sources within the Woodlawn collection and Black family archives.
3. Build an education/event center to protect, present, and enhance the assets of the estate.
4. Develop co-operative relationships with related historic, cultural and civic organizations.
5. Develop sustaining sources of income and a more substantial endowment to allow Woodlawn Museum to carry out its mission.



PROJECT DESCRIPTION

Woodlawn Museum, which has not undergone a large-scale preservation project since the 1930s, is in serious condition. Moisture is penetrating the windows, doors, roof and gutters of the main house and the siding of the carriage barn. This moisture is rotting structural and decorative details and causing paint flaking on the exterior. It is also causing isolated damage to the interior walls. Additionally, the site has poor water drainage that is elevating humidity levels in the main house and causing the foundation of the carriage barn to crumble. The present condition of the house puts it at a point where doing or not doing this project means the difference between major replacement of building elements, both decorative and structural, and merely being able to implement a more normal routine maintenance program.

To correct these problems we have developed a major preservation project based on recommendations from a 2001 Conservation Assessment Program, funded by the Institute of Museum & Library Services. Our preservation plans are presented in detail in the following section titled **Scope of Work**. The work consists of 5 major areas:

- **Stopping moisture from penetrating buildings and causing damage**
 - I. Roof Drainage Systems
 - II. Exterior Architectural and Structural Elements
- **Correcting existing damage**
 - II. Exterior Architectural and Structural Elements
 - III. Interior Paint and Plaster
- **Correcting the site drainage**
 - IV. Site Drainage
- **Improving handicap accessibility**
 - V. Handicap Accessibility

SCOPE OF WORK

I. Roof Drainage Systems *(To prevent moisture from penetrating structures)*

A. Roofs, Gutters and Flashings

Main House

Repair/Replace:

- Missing or broken slates
- Copper apron and copper gutter lining
- Miscellaneous chimney and wall flashing
- Cooper roofs on bathroom addition and sun porch
- Shingles over gift shop
- Wooden gutters
- Downspouts

Add:

- New storm windows

Carriage Barn

Install:

- Gutters, downspouts and leaders

II. Exterior Architectural and Structural Elements *(Preserve, repair and repaint)*

A. Windows and Doors

Main House

Scrape, paint, repair and re-glaze:

- 27 double hung windows
- 4 triple hung windows
- Circular window
- 20 double hung windows on Ell

Scrape, paint, and repair:

- Bathroom door
- Front door
- Office door
- Sun porch door
- 3 doors on Ell

Carriage Barn

Scrape, paint, repair and re-glaze:

- 10 double hung windows
- Sliding doors and side entrance door

Scope of work continued

B. Design/Trim Elements

Main House

Scrape, paint, and preserve:

- Columns, bases, and caps on front porch
- Cornice
- Balustrades
- Front porch deck

Carriage Barn

Scrape, paint, and preserve:

- Clapboards

C. Structural Repairs and Support

Main House

Repoint:

- Chimneys
- Brickwork on north wing adjacent to bathroom wing/sun porch

Carriage Barn

Rebuild:

- Stone foundation

Add:

- Lally columns

III. Interior Paint and Plaster (*repair damage to interior of main house*)

- Re-attach plaster in master bedroom
- Patch miscellaneous cracks in the house
- Conduct historic structures report to determine paint treatments throughout
- Strip peeling paint from walls and repaint after all structural repairs and moisture problems have been solved

IV. Site Drainage

- Conduct a study of the site drainage by a licensed historic landscape architect
- Conduct archeology study before re-grading of the site
- Re-grade the site to create a positive slope away from main house and carriage barn based upon study

V. Handicap Accessibility

- Install ramps into gift shop and carriage barn
- Upgrade bathrooms to meet ADA requirements



BUDGET

<i>Item</i>	<i>Cost</i>
1. Project Management (supervision, inspection, administration)	
2/5 of E.D. Salary @ 35,000 per year for 2 years (Project Director)	\$ 28,000.00
1/4 of Collections Manager salary @ 27,500 per year for 2 yrs(Project Coordinator)	\$ 13,750.00
Printing Costs	\$ 750.00
Postage / Telephone	\$ 500.00
subtotal	\$ 43,000.00
2. Design Profs & Consultant Costs	
Archeologist	\$ 6,000.00
Landscape Historian	\$ 18,000.00
Architectural Historian/Conservator	\$ 30,000.00
Architect / Engineer	\$ 60,000.00
Travel and Per Diem	\$ 5,490.00
subtotal	\$ 119,490.00
3. Specialties & Equipment	
Humidity and Temperature monitors	\$ 1,500.00
Computer and software for H/T Data	\$ 2,000.00
subtotal	\$ 3,500.00
4. Construction / Conservation Materials	
Roofing (metal & slate)	\$ 64,000.00
Roof Drainage (Gutters and Downspouts)	\$ 13,100.00
Miscellaneous chimney and wall flashing	\$ 1,100.00
Design and Trim Elements	\$ 79,500.00
Doors and Windows Repair and Replace	\$ 47,850.00
Carriage Barn Residing	\$ 25,000.00
Carriage Barn Foundation and Structural Support	\$ 31,500.00
Masonry Work	\$ 27,000.00
Plaster Repair	\$ 4,250.00
Interior Painting	\$ 8,750.00
Handicap Accessibility	\$ 17,000.00
subtotal	\$ 319,050.00
5. Site Drainage	
Site work	\$ 50,000.00
subtotal	\$ 50,000.00
6. Contingency (8% of total budget)	
	\$ 42,803.20
subtotal	\$ 42,803.20
TOTAL BUDGET	\$ 577,843.20



HANCOCK COUNTY TRUSTEES OF PUBLIC RESERVATIONS'
TRUSTEES AND OFFICERS

Officers

Stephen Shea, <i>President</i>	Ellsworth
Douglas Endicott, <i>Vice President</i>	Sedgwick
Jeffery Dow, <i>Treasurer</i>	Ellsworth
Laurie Williams, <i>Secretary</i>	Surry

Trustees

Nancy Payne Alexander	Ellsworth
Sandra Hylander Collier	Surry
James M. Day	Castine
Jackie Dearborn	Holden
Karen Dickes	Ellsworth
Gregg Hannah	Blue Hill
Elisabeth (Lisa) Heyward	Mt. Desert
Jerry Kaufman	Surry
Natalie Knox	Ellsworth
Emma Remick	Trenton
Richard Schloss	Bar Harbor
Jane Shea	Ellsworth
Teresa Sargent Smith	Ellsworth
Lowell (Tim) Thomas, Jr.	Sedgwick
Richard (Rick) Will	Ellsworth
Dale Worthen	Trenton

WOODLAWN MUSEUM STAFF

Joshua Campbell Torrance, *Executive Director*
Rosamond Rea, *Collections Manager and Administrative Assistant*
Keith Williams, *Caretaker*



PROFESSIONAL ADVISORY COMMITTEE

Arlene Palmer Schwind, <i>Portland</i>	Glass and ceramics specialist
Laura F. Sprague, <i>Portland</i>	Decorative arts specialist
Tom Johnson, <i>York</i>	Curator, Old York Historical Society Expert on American furniture
Sally W. Rand, <i>Pownal</i>	Art history and preservation specialist
Christopher P. Monkhouse <i>Minneapolis/East Machias</i>	Curator of American Decorative Arts Minneapolis Institute of Art
Jared I. Edwards, <i>Hartford/Mt. Desert</i>	Preservation architect
Herbert Silsby, <i>Ellsworth</i>	Expert in history of ME and Ellsworth
Martha McNamara, <i>Orono</i>	Professor of American and ME History University of Maine Orono
Eleanor G. Ames, <i>Portland</i>	Historic landscape consultant
Earle Shettleworth, <i>Augusta</i>	Director Maine Historic Preservation Commission
Carl Little, <i>Ellsworth</i>	Director of Marketing and Communications Maine Community Foundation
William J. Murtagh, <i>Penobscot/Sarasota</i>	First Keeper of the National Register of Historic Places

CULTURAL IMPORTANCE OF WOODLAWN

“Woodlawn relates to people on many levels. To the historian and scholarly community it is an unparalleled treasure house of superb historical objects and decorative arts as well as being an architectural masterpiece and touchstone to Maine’s “eastern lands” frontier history. To the casual visitor, it illuminates the sophistication available to its upper classes in the relative far reaches of Maine in the early 19th century. As a public reservation, its woods and landscaped grounds offer contemplative and recreational opportunities. Although it exists as such already, further care and work in behalf of its staff, board and volunteers will ensure its role as a cultural magnet to the Ellsworth/Mount Desert area.”

Thomas B. Johnson, Curator Old York Historical Society

“Woodlawn is a rare historic resource of the highest quality which survives in relatively good condition with many irreplaceable historic artifacts and features still in place. It deserves our greatest care to preserve and protect it from unwarranted changes.”

Jared I. Edwards, Architect

Woodlawn is a community resource and an historic treasure of national significance. The collection represents a remarkable source for studying the history of Maine and New England. Walking through the rooms is like time traveling.

This winter I went cross-country skiing on the trails behind the mansion for the first time. These trails and the sledding hill in front are also important community assets, allowing residents to enjoy the outdoors in a setting that evokes times past.

Carl Little, Maine Community Foundation

“Woodlawn is not only an important historic house, but the landscape is significant as well. Preliminary survey work done by the Maine Olmsted Alliance for Parks and Landscapes revealed interesting new information and more survey work and research should be conducted. As a “public park” for Ellsworth, the landscape should be carefully researched and rehabilitated.”

Eleanor G. Ames, Independent Historic Landscape Consultant

“Woodlawn is a wonderful and special survival – a local, state and national treasure. Beautifully situated in its historic landscape, the elegance of its neoclassical architecture and the richness of its collections, which span three generations of the Black family, including a wealth of family papers to document its and their history- these combine to give a real sense of place and time to its visitors, whether scholars or schoolchildren.”

Sally W. Rand, Independent Historic Preservation Specialist



ANTICIPATED QUESTIONS & ANSWERS

1. *What happened to Woodlawn's original endowment from George Nixon Black, Jr.?*

The endowment is still intact; however, it is not large enough to meet the current preservation needs of the museum as outlined in this case study.

2. *Why do you call the mansion Woodlawn Museum instead of the Black House?*

Woodlawn is the historic name given to the estate by the Black family in 1828. We have claimed an old name — Woodlawn —and embraced a new vision for our future.

3. *What plans do you have for Woodlawn's 180-acre park?*

We plan to engage a professional landscape architect to create a master plan for the grounds that will expand existing trails and enhance the public's use and enjoyment of the property.

4. *Why has the museum deferred maintenance?*

Over the years, the Trustees determined that there were not enough financial resources to address major restoration problems that is why we are having a fundraising campaign now to complete the job.

5. *What are your plans for maintaining the house once it has been preserved?*

It is our goal to build our endowment so that we can fund and successfully execute a pro-active maintenance plan in the future.

6. *How well known is Woodlawn Museum?*

With its original collections, archival holdings and intact grounds, Woodlawn is considered by leading scholars to be one of the most important historic sites in the world. Woodlawn has been on the National Register of Historic Places since 1969. Locally, it has been enjoyed as a museum and park for 75 years.

7. *Why is Woodlawn considered a learning laboratory?*

Visiting Woodlawn is like being in a time capsule. The interior remains exactly the same way George Nixon Black, Jr. left it when he died in 1928. Visitors can actually see and experience how people lived 75 years ago when they visit the museum, from the china and linens that were used to the exact bars of soap.



Anticipated Questions & Answers continued

8. *What plans do you have for bringing more school children to Woodlawn?*

We plan to work with local teachers to create educational curricula that can be used in the classroom before a visit to the museum to heighten the impact of the experience. Also with an expanded endowment, we hope to hire an education coordinator to work with area school systems to teach our children about the region's history.

9. *How do you plan to work with other nonprofits?*

Woodlawn has developed strategic partnerships with the Downeast Family YMCA, the Grand Auditorium and Kneisel Hall to offer services and programs to the region's citizens.

10. *Why isn't it free to tour the house?*

Entrance fees help pay for the day-to-day operations to the house.

11. *Will Woodlawn be accessible to private parties and functions?*

Yes, Woodlawn's spacious grounds can be rented out for weddings and other private functions. The main home can also be rented out under special circumstances. Please call 207-667-8671 for more information and reservations.

12. *Are gifts tax-deductible?*

Yes, Woodlawn is a 501(c)(3) organization.



EVERY GIFT IS A WELCOME GIFT

No matter how large or small, every gift is welcome in this community-wide effort to preserve and protect Woodlawn for generations to come.

You may want to give a gift of stocks or bonds. To do so, please contact your broker to indicate your desire to make a gift to Woodlawn. Ask that the stock be transferred to Woodlawn through Cornerstone Investments of Union Trust Company in Ellsworth, Maine. Craig Worcester, the financial consultant program manager, or Diane Rimm, the Operations Manager, can help you make the transfer. Their telephone number is 207-667-1472.

You may also want to make donations of real-estate holdings or other assets. Please notify a museum officer who will advise you on the best procedures for appraising property and transferring ownership to the museum.

GIFT LEVELS & NAMING OPPORTUNITIES

It is the museum's intent to recognize all donors in a manner appropriate to the ambiance of Woodlawn. All donors will be recognized in their donor level on a handsome plaque permanently installed outside the gift shop entrance.

Giving Levels

Up to \$1,000	Carpenters
\$1,000-4,999	Artisans
\$5,000-24,999	Restorers
\$25,000-49,999	Conservers
\$50,000-Plus	Preservers

Naming Opportunities

A plaque, tastefully installed as to not obstruct the historical character of Woodlawn, will be placed within in the gift shop denoting your named gift.

- Double & Triple hung windows - \$16,000
- Front porch (Columns, bases, and caps)- \$15,000
- Front door and frame- \$10,000
- Whole Carriage barn- \$150,000
- Handicap Accessible- \$25,000
- Balustrades- \$32,000
- Cornice- \$30,000
- John Black's Office Door- \$5,000
- Chimneys (6)- \$5,000

*Above figures include the cost of restoring the element and endowing its' future preservation.

PRESERVATION UPDATE

Restoration work began on Woodlawn during the summer of 2004. Work focused on the restoration of the sun porch and bathroom additions on the rear of the main house. Both structures were completely restored including the installation of new cooper roofs, new wooden gutters, and new trim, all of which were exact copies of the existing material. Additionally, the entire mansion underwent comprehensive masonry restoration. This included the re-pointing of deteriorated joints and a cleaning of the bricks. The work extended to the mansion's wings. The back of the office wing was restored and work began on middle kitchen ell. For more information on this work to inspect it first hand, please call Joshua Campbell Torrance, Executive Director, at 207/667-8671.

BEFORE



AFTER





PLEDGE FORM

I/We pledge to give the sum of
\$ _____ over the next _____ year(s)
The final payment will be paid on or before _____.

PAYMENT SCHEDULE

\$ _____ on _____ (date)
\$ _____ on _____ (date)
\$ _____ on _____ (date)
\$ _____ on _____ (date)
\$ _____ on _____ (date)

Name (individual, foundation, corporate name)

Corporate or Foundation contact

Address

City/State/Zip Code

Telephone and Fax

Signature and Date

I/We grant permission for my/our name to be listed in various campaign reports and acknowledgment publications and wish to be listed officially as:

*Please make checks payable to: Woodlawn Museum. Your contribution is tax deductible to the extent allowed by law.
Thank you!*