



THE HERITAGE

What You Don't See and What You Do..... Behind the Walls

Based on speculation and what remained in the Mansion, it's believed, while Mrs. Garrett lived there, coal was delivered that fired a large steam or hot-water boiler located in the sub-basement. This energy heated the coils in the hot air shafts that remain today allowing air to flow from the basement levels up through the building. The original cast iron doors remain on the original hot air shafts. The Mansion's staff regulated the flow of heat by opening and closing the dampers on the cast iron doors. As time passed, the boilers were converted to oil. It is also reasoned there were gas lamps throughout the building. Custom electrical lighting fixtures were installed at some point. Many of these lighting fixtures remain in the Mansion today.

Over the years, there have been substantial upgrades "behind the walls" to the heating, ventilating and air conditioning (HVAC), electrical, fire protection, and plumbing systems throughout the Mansion. The majority of the upgrades were accomplished with material donations from various member firms and Friends of the Mansion as well as donations and in-kind services to help complete the various projects.

The start of the wave to improve the building's systems was the "Boiler Blast" project in 1998



Foyer HVAC vents

through 2005 for new boilers that used natural gas. This initiative included the total upgrade of the gas-fired hot water heating system located in the lower basement level of the building. The heating system was over 50 years old and in dire need of upgrade. The Boiler Blast initiative involved a series of volunteer engineers, contractors, material suppliers, and sub-contractors who came together for the common cause of upgrading the failing heating system. One hundred percent (100%) of this project was completed with volunteer material and labor as well as cash donations.

With the momentum gained from the Boiler Blast project, attention was turned to the aging HVAC systems serving the Ballroom, Dining Room, and most of the other smaller rooms throughout the Mansion. The heating and air-conditioning systems serving these areas were upgraded with discounted labor

Five Glorious Years... Baltimore's Concert Opera in the Mansion

Baltimore Concert Opera began in 2009 with \$750 and a group of energetic people who believed in the importance of opera in Baltimore. Their first performance was Mozart's Don Giovanni in March 2009, given to a sold-out house of enthusiastic opera-goers, uncertain of the future of opera in our city after the closure of the former Baltimore Opera Company.

Five successful seasons later, BCO regularly sells out performances (eight per season), stunning its patrons with the beauty and grandeur of the Mansion. The building is an integral part of what makes BCO able to bring in new audience members and keep them coming back. Mrs. Garrett would surely be pleased to see her Grand Ballroom being used to entertain guests in such a grand fashion.

Because of the Endowment Fund, BCO has seen its performance home in the Grand Ballroom develop into an even more



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"Heritage" is distributed to members and friends of The Garrett-Jacobs Mansion Endowment on a quarterly basis.

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MISSION STATEMENT

The mission of the Garrett-Jacobs Mansion Endowment Fund is to preserve and restore the Mansion as a National Historic Landmark and to share the history, architectural and civic legacy of the Mansion for the benefit and education of the public.

A Heartfelt Thanks, again...
The Maryland General Assembly

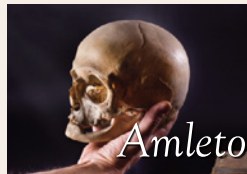


Thanks to **Senator Verna Jones Rodwell**, with the help of **Delegate Keith Haynes**, during the 2014 legislative session, the Maryland General Assembly has authorized a **\$25,000** grant to the Garrett-Jacobs Mansion. Once again our consultant, **Joe Miedusiewski**, was able to find the right combination to unlock some of the limited amount of historic preservation grant money available from the state. ■

Baltimore Concert Opera

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glorious space in the short five years since that first performance.



BCO opens its sixth season this October with the American premiere of Franco Faccio's Amleto (Hamlet), an opera not heard since 1871 at La Scala. The score was lost in World War II during fire fights in Italy. Maestro Anthony Barrese has painstakingly reconstructed the score over the past

12 years based on historical documents and microfilm held by the Ricordi Archives. Celebrated American tenor, Alex Richardson sings the title role. Abba Lynn Hamza sings Hamlet's doomed love, Ophelia, (Ofelia).

Performances are Thursday, October 2nd (8:00 p.m.) and Sunday October 5th (3:00 p.m.). More information about Amleto and the rest of BCO's sixth season may be found at www.baltimoreconcertopera.com. Discounts available for Club members. ■

Behind The Walls

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and equipment purchases. This effort upgraded the HVAC systems in the major rooms of the Mansion along with the private rooms/areas throughout the Mansion's lower level. As the Boiler Blast and HVAC upgrade projects were completed, there were electrical power upgrades provided for the support of the new mechanical equipment and miscellaneous electrical upgrades in the various areas.

Following the mechanical and electrical system upgrades to the various rooms, both the ESB's and GJMEF's attention turned to the Courtyard enclosure projects. Along with the beautiful Courtyard, a substantial project was undertaken to provide new mechanical and electrical systems to serve the enclosed Courtyard setting up the

infrastructure for the Mansion's entire fire protection. Behind those walls, a new fire protection water service and fire pump were installed to serve the entire Mansion including a vertical addition that will eventually provide complete handicap access, additional handicapped restrooms, circulation, and storage space. A complete new fire protection system was installed in the enclosed Courtyard area marking the goal of providing wet-pipe sprinkler protection throughout the Mansion.

This fire protection initiative continued with the restoration of the Drawing Room. If you look carefully at the ceiling, you will notice small, round disks. Concealed behind these disks are recessed-type sprinkler heads. The fire alarm system upgrades included

emergency lights that will drop down from their ceiling recesses in the event of a fire-alarm activation. Concealing these fire protection systems helped to maintain the historic appearance of the Drawing Room.

As restoration projects continued throughout the Mansion over the years, upgrades to the HVAC, electrical and fire protection systems did also. As the restoration of the phased Ballroom project proceeded over several years, the HVAC systems were upgraded to remove the inappropriate 2' square supply outlets that were located in the ceiling panels. The Ballroom restoration project included new glass ceiling panels with LED lighting to provide a skylight effect and improve lighting for the various Ballroom events. You will not see the inappropriate square metal air devices in the ceiling of the restored Ballroom. If you look very carefully at the new glass ceiling panels located in the plaster grid of the three (3) original architectural features, you will notice the glass panels are raised above the frames. The space around the raised glass panels is used to supply the conditioned air into the Ballroom. This space provides the heating and cooling that is needed to maintain comfortable conditions.



Ballroom ceiling

The fire protection systems were also extended to serve the renovated Ballroom and stage area. Again, if you look carefully at the ceiling, you may notice the same type of small, round disks in the ceiling that conceal recessed sprinkler heads. Included in the Ballroom project was a total rewiring of the Ballroom area and new wiring to the wall scones. The glass ceiling panels include high-efficiency, LED lights. Assorted lighting color schemes can set the mood for various events.

During the Drawing Room and Ballroom restorations' timeframes, attention was given to the uncomfortable climate conditions in the main Foyer area. After

careful consideration, volunteer Club members and contractors developed a plan to conceal equipment and ductwork to provide air-conditioning for that area. Supply air outlets were designed carefully and installed in the Foyer's walls. It takes a very sharp eye to locate and identify these air outlets. Will you find them? Another unusual detail of the Foyer air-conditioning system is the return air path to the HVAC unit located in a third-floor storage room. For this requirement, the circular stairway was used to provide for a return air path. Returned air travels up the circular stairway and through the slots of the large Tiffany dome at the stairway's top. Above the dome is a glass skylight enclosure. The return air is circulated through this enclosed area providing some ventilation and air circulation above the dome doing double duty to protect this Tiffany treasure.



Spiral stairway to Tiffany dome

More recent "behind the walls" projects included upgrades in the Marble Hall, Library, and additional Drawing Room improvements. Along with the Library restoration project, a new HVAC was installed to serve the Library. Since there was a single HVAC system serving both the Library and Drawing Room, the chance was seized to provide two (2) new systems; one dedicated to the Library and the second system dedicated to the Drawing Room. These HVAC system upgrades were accomplished with donated equipment from Mitsubishi and support from several ESB member firms. Along with the system upgrades for the Library and Drawing Room, return air from these two areas travel through the Marble Hall and down the curved stairs. This return air path provides passive air conditioning to these areas of the Mansion.

Along with the Library restoration project, the fire protection system was extended to serve both the Library and the Marble Hall. You will need to look

much closer in the Marble Hall because the sprinklers were concealed in the round plaster cornice detail material near the ceiling line. The Library project included an upgrade of the wiring systems for the receptacles and lighting throughout that area. The electric and lighting upgrades included power into each of the glass-front bookcases. Attention is now given to installing high-efficiency LED lights in each of the bookcases providing illumination for each individual book & display case and lighting for the Library. The lighting upgrades will be a significant improvement to the overall Library experience.



Library wood paneling

Future behind-the-walls upgrades will include new mechanical and electrical systems for the Heritage Room and other areas on the Mansion's west side. As the Club's leadership continues to consider the vertical addition, mechanical and electrical systems will be included for this project and the opportunity to improve the HVAC, fire protection, plumbing, and electrical system on the west side.

The ESB and the GJMEF Boards thank all the volunteers and suppliers who donated material and labor for their continued backing of the various improvement initiatives over the years. We look forward to the continued support of our generous members and friends as we improve the Mansion "behind-the-walls" systems. ■

*A special thank-you to **Bruce Votta**, President of the GJMEF for contributing this informative article and his work throughout the years on the restoration projects and **J Bitner**, Associate Director of the Engineers Club who furnished the photographs.*

Jo Anne Sabas, the Editor invites all suggestions, comments, and opinions. She can be contacted by letter through the address on this newsletter, by e-mail at sabas@outdrs.net, or telephone 410-243-4242.

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November 7th

Save the Date... CRUSH at the MANSION Friday November 7, 2014

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Benefits include a subscription to the Heritage Quarterly and advance notice of public events at the Garrett-Jacobs Mansion.

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