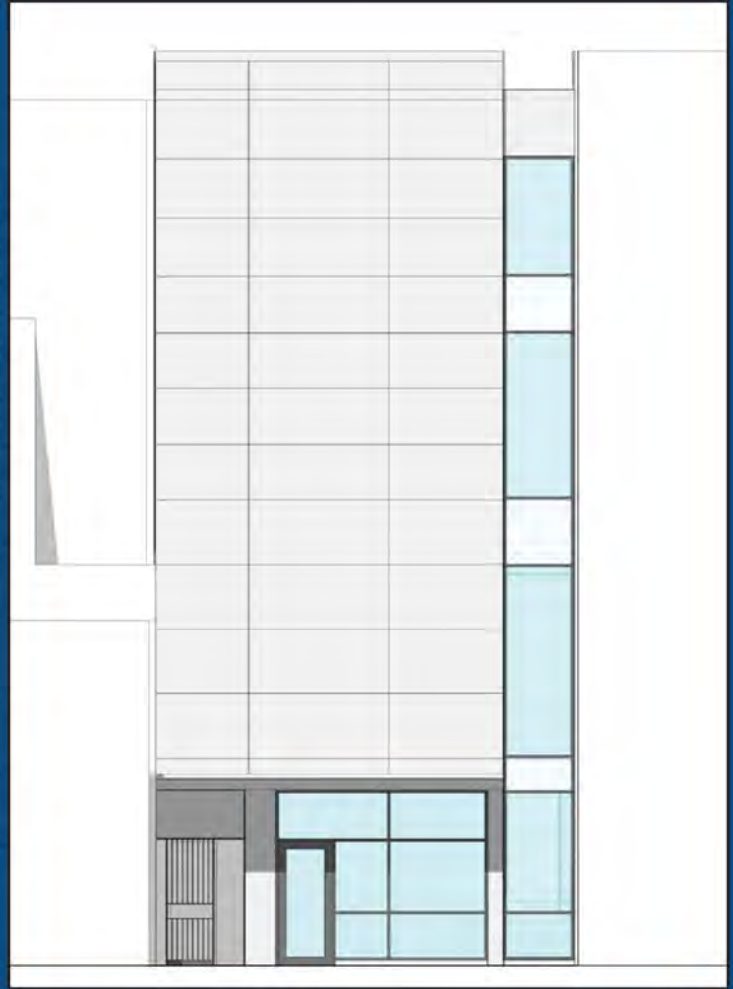


2015 Campaign For the Mansion Something Old, Something New



THE GARRETT-JACOBS MANSION ENDOWMENT FUND
11 West Mount Vernon Place | Baltimore, Maryland 21201

2015 Campaign For the Mansion Something Old, Something New

The mission of The Garrett-Jacobs Mansion Endowment Fund (GJMEF) is to preserve and restore the Mansion as a National Historic Landmark and to share the history, architectural and civic legacy of the Mansion with the public. The Board of Trustees fulfills this mission by its annual lecture and concert series, three major fundraisers, and educational outreach events. The GJMEF also leads capital fundraising and capital project management. **Every dollar raised for the capital fund from direct solicitation is spent on improvements, preservation and restoration of the Mansion.**



Ballroom circa 1913



Heritage Room
circa 1961



Library circa 1913

Several Organizations under the Mansion Roof

While GJMEF facilitates public access to the Mansion, the Mansion is home to several organizations with complementary goals. The Engineering Society of Baltimore, a 501c7 not-for-profit club (ESB aka The Engineers Club of Baltimore) has owned the building since 1962. ESB created the ESB Education Foundation, (ESBEF) a 501c3 organization. ESBEF provides low-interest loans and scholarships to Maryland High School seniors; it also coordinates annual Engineers Week activities serving approximately 500 students each year. In addition, thousands of students compete in its annual Engineering Challenges (STEM) events. The ESB Associate Society Council is an organization of engineering professional societies that also provide educational opportunities and scholarships. The Mansion and the Club are the cultural center of Engineering and related professions in Maryland.



Ballroom pre-restoration 2009



Courtyard covered 2006



Library pre-restoration 2012

Stewardship and Preservation

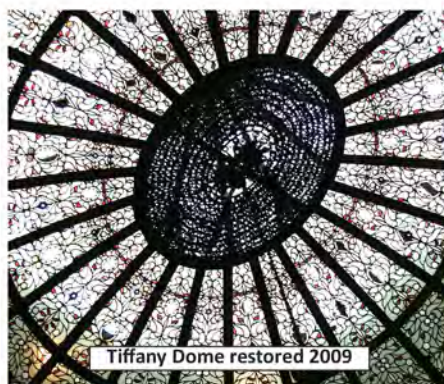
Since taking ownership of the dilapidated mansion from the City of Baltimore in 1962, ESB has honored its promise to preserve and restore it. The Mansion is a contributing structure to the Mount Vernon Place Historic District, a National Historic Landmark and an anchor of Mount Vernon Place's West Park. It is acknowledged as the finest example of Mount Vernon's 19th century architectural legacy. Since the creation of the GJMEF in 1992, over eight million dollars has been raised and spent on improvements and preservation. Funding comes from Club members, supporters of historic preservation, Baltimore companies, private and public grants and annual fundraisers.

Historic and Architectural Significance

The Mansion was the home of Robert and Mary Garrett, and later Mary Garrett and her second husband, Dr. Henry Jacobs. Robert's father, John Work Garrett, president of the B & O Railroad during the tumultuous years of the Civil War and advisor to President Lincoln, gifted 11 West Mt. Vernon Place to his son for his wedding in 1879. After Robert Garrett succeeded his father as president of the B & O Railroad, the Mansion was enlarged to become the social epicenter of Baltimore society; it is an architectural treasure epitomizing Baltimore's Golden Age grandeur and elegance. It is the only building that combines the work of two of America's most distinguished 19th century architects—Stanford White and John Russell Pope. The Mansion's protection is further ensured by an interior and exterior easement granted to the Maryland Historical Trust in 2009.



Ballroom restored 2012



Tiffany Dome restored 2009



Library restored 2014

Master Plan for Capital Improvements

In 2004 the Mansion's Master Plan by Kann & Associates was revised by SMP Architects and Johnson Berman. With ESB financing of \$2.2 million, \$3 million in funds raised from two previous capital campaigns, and ongoing fundraising efforts, improvements and restorations have continued. These improvements increase the Mansion functional efficiency and accessibility for public use, and skillfully adapt the building to manage larger events that generate increased earnings for future preservation and maintenance. **Since 2006 the following projects have been completed:**

<u>Major Project/Year</u>	<u>Amount</u>
Courtyard Modifications/Restoration & Infrastructure, 2006	\$ 3,200,000
Foyer Air Conditioning, 2006	86,000
Refurbish Main Floor Ladies Restroom, 2007	11,300
Restore Drawing Room, 2007	449,000
Lower Level Hallway Refurbish, 2008	33,000
Restore/Refurbish Tiffany Dome and Protective Enclosure, 2009	110,000
Handicap Access – exterior and interior lifts, 2009	70,000
Ballroom Restoration/Infrastructure Phases I-III, 2010 to 2012	1,086,000
Library Restoration/Infrastructure, 2013 to 2014	347,565
Bride's Dressing Room, 2014	61,500
Total Major Projects Completed – Master Plan	\$ 5,454,375

2015 Capital Campaign Goals

- Preservation of the Mansion – \$ 2.5 Million (Historic Rooms, Façade and Roof)
- Improvement to the Mansion – \$2.0 Million (Safety and Access Project)
- Endowment for the Mansion – \$1.0 Million (Dedicated to Maintenance)

Total Capital Expenses to be Completed through Campaign	\$ 5,500,000
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Donor Q & A – GJMEF Capital Campaign 2015

Q. Why did I receive this solicitation?

A. You have a connection with the Mansion, the Endowment Fund or The Engineers Club. You may have donated in the past, be a Friend of the Mansion, attended one of the many functions at the Mansion, be a Club member, belong to an associate society and recognize the importance of the Fund's mission.

Q. I gave during one of the past capital campaigns. Will donations be counted as one total for pledge recognition?

A. Yes, donor recognition is cumulative. The majority of our donors have given multiple times.

Q. Plans call for completing more restoration projects included in the Master Plan and new construction. Can I designate my donation for preservation only or new construction only?

A. Yes, but we hope donations will be unrestricted so funds can be used as needed for all of the work.

Q. Why are you building a new structure instead of putting the elevator and restrooms in the existing Mansion?

A. The Mansion is a unique architectural treasure and its interior remains, for the most part, as originally conceived. Adding a new structure to land owned next door preserves the historic fabric of the building and provides modern amenities for access, safety improvements and ADA compliance.

Q. New construction is expensive. Do we really need an elevator and more restrooms?

A. Access is an increasing challenge and an obstacle for those using the Mansion. Two existing restrooms will be demolished in the "old annex" to build the new structure. The Mansion loses business on a frequent basis because of the access issues. Aside from historic preservation, making the structure a welcoming and functional space is paramount to its continued success.

Q. I noticed that pledges can be paid over a period of five years.

A. Funds raised will be used for a combination of restoration projects and new construction. We have been able to carefully align cash flow and timing of projects to provide minimal disruption of activities within the Mansion in the past. New construction requires significant capital in a short period of time. Major financing will not be used to complete the work. A short-term bridge loan with confirmed pledges as collateral may be utilized if appropriate.

Q. So, does that mean that construction could be put on hold while sufficient cash is received?

A. Yes, it is possible. However, we are hopeful that the past will be repeated where the Fund received a combination of small and large donations sufficient for our needs allowing work to be completed sooner.

Q. Can I make my donation using a credit card?

A. Yes.

Q. Is my donation tax deductible?

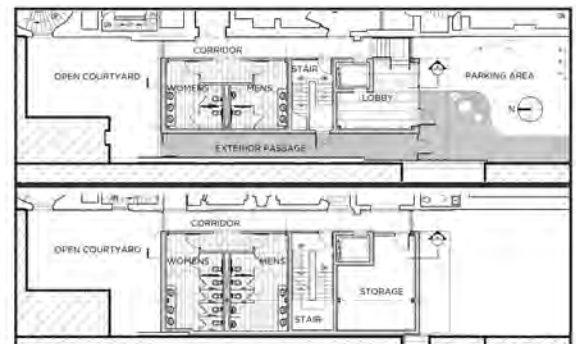
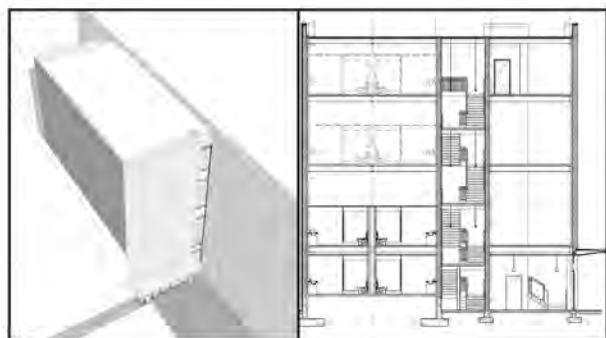
A. Yes, The Garrett Jacobs Mansion Endowment Fund is a 501(c)(3) organization. Donations are tax deductible as charitable contributions to the extent allowed by law.

Q. How much time do I have to make a decision and send in my pledge card?

A. We would like to get final clearances from the Maryland Historic Trust, CHAP and initiate the final permit process as soon as we are confident that sufficient funding is assured. We hope to have this in hand early in 2015.

Q. The information provided is helpful. Where can I get more details?

A. Our website, garrettjacobsmansion.org, has more detailed information on the projects.



Addition for safety and access improvements