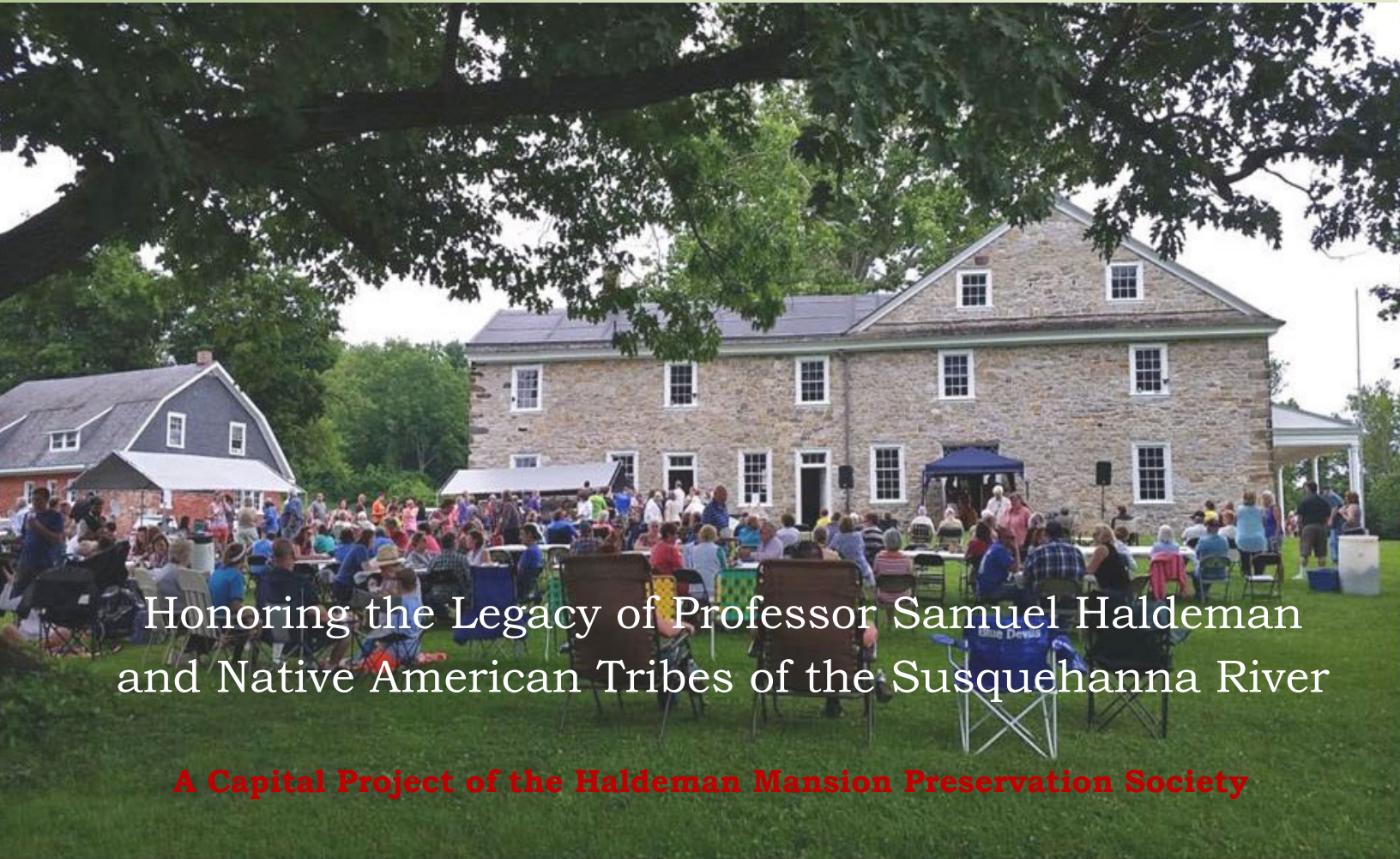


Haldeman Mansion

*The Campaign to Honor the Past and
Sustain the Future*



Honoring the Legacy of Professor Samuel Haldeman
and Native American Tribes of the Susquehanna River

A Capital Project of the Haldeman Mansion Preservation Society



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(2019 - 2021)**

“Honoring the Past - Sustaining the Future”

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Locust Grove (Haldeman Mansion)

“Honoring the Past - Sustaining the Future”

Introduction

Since 1967, the Haldeman Mansion Preservation Society (HMPS) has worked diligently to stabilize and restore the Haldeman Mansion overlooking the Susquehanna River in Conoy Township (PA) and ancillary historic structures to their highest period of significance. Beginning as a group of interested and concerned citizens, we formed as a recognized non-profit and bought the property back from severe deterioration. Our work involved complete restoration of the oldest structure on site, the Summer Kitchen, adaptive use of the Carriage House, and, importantly, the stabilization of the Haldeman Mansion itself. Importantly, we also promoted the significant Native American history of the property and its environs and the accomplishments of Professor Samuel S. Haldeman, America’s pre-eminent naturalist of the nineteenth century.

As a small, local grassroots, all volunteer organization, the HMPS has always operated on a cash basis to accomplish our preservation, restoration and maintenance work, raising funds via grants and hosting events, which also served to promote the history and cultural importance of the site. By so doing, we have remained solvent and effective for decades.

We have had recent successes in raising funds for historic structure roof replacement, window and door restoration, water proofing and several other noteworthy activities that built upon the work we began decades ago. In recent years, we realized that these important capital enhancements brought our organization only so far in helping realize our ultimate vision for the property as a: 1) publicly accessible education and interpretive center for the accomplished life of Professor Samuel Haldeman and the legacy of Native Americans who settled here prior to colonial era European settlements and 2) a wonderful wedding, corporate retreat, and educational programming venue to promote and achieve sustainability over time.

Therefore, the HMPS embarked on 5-year professional planning process that identified capital and programming work to be done as well as commissioning a property survey and Landscape Master Plan to guide the optimal use of our property.

Within these pages you’ll learn more the efforts of the HMPS and detailed recommendations for restoration, historic preservation and adaptive use, which serve as a roadmap to our future success.

However, we cannot accomplish these recommendations alone. That’s where the larger philanthropic community can help. With financial support, much can be done to propel the HMPS to that larger plane of operational and programing success outlined in our vision for this very historic and culturally significant property.

Locust Grove and the Haldeman Mansion

Historical and Cultural Importance

Locust Grove's Heritages

Locust Grove (the Haldeman Mansion Site) is of significant importance, encompassing several phases of geologic and human history. The HMPS will initially focus its interpretation on life and accomplishments of Professor Samuel Haldeman, America's preeminent naturalist of the nineteenth century, and the significant presence of various Native American Peoples on-site and nearby in the pre-colonial period. However, we will eventually expand our interpretive and educational programs to include the following major categories:

Geological Heritage (c. 450 million years-)

The geological history of the property, the adjoining Conoy Creek and Susquehanna River shaped, were the foundation for, Locust Grove's Native American, Colonial and Early American and Scientific Heritages.

Native American Heritage (c. 1000AD-1743)

The Native American history, includes the archaic, prehistoric and historic periods. The following archaeological sites on the originally warranted land includes the Shenks Ferry Culture's Brandt, Mohr, and Locust Grove Villages, Luray Indian Village (later occupancy at the Mohr Site) & Conoy Town and Conoy Cemetery. These are being researched in preparation of a nomination to the National Register of Historic Places to create a Locust Grove Archaeological District. This heritage includes early French and Scot-Irish fur traders, Old Peter's Road (trade route which utilized a former Indian path), and two additional former Indian paths that intersect at Locust Grove.

Colonial (Scot Irish) Heritage (1744-1785)

There were basically four Scot Irish owners of the property during this period. The first (John Galbraith) was a fur trader/farmer. The second (James Galbraith) and third (Patrick Work) were, among other things, officers in the French & Indian War (1756-1763), The fourth (Samuel Scott) was a very wealthy absentee land owner. Samuel's heirs owned Locust Grove from Samuel's death in 1777 thru 1785.

Early American (John Haldeman Family) Heritage (1786-1811)

During this period, in the 1790's to be exact, Locust Grove became an industrial center on the western frontier with its large Merchant Mill, Saw Mill and Distillery. As the family's wealth grew, so do its influence in local, state and national politics.

Scientific Heritage (Life of Professor Samuel Steman Haldeman) (1812-1880)

The Professor was born in the mansion. His early childhood at Locust Grove was instrumental in shaping his remarkable career.

Locust Grove and the Haldeman Mansion

Historical and Cultural Importance

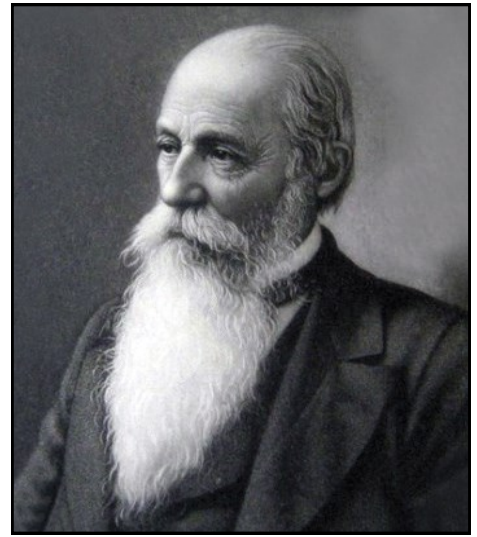
Professor Samuel S. Haldeman



Photo by Matthew Brady

The Mansion's most prominent occupant has been Professor Samuel Steman Haldeman. He was born in the Mansion in August of 1812, and resided there until his marriage in 1835. Professor Haldeman was a distinguished scientist and leading authority on natural history, geology, ethnology, philology and archeology.

His writings in many scientific fields are numerous, with an emphasis on natural science



and language. One of Professor Haldeman's most noted articles, entitled "Enumeration of the Freshwater Mollusca Common to Europe and America, with Observations on Species and Their Distribution", was published in the Boston Journal of Natural History, 1843-44. The article was cited by English naturalist Charles Darwin, who gave credit to Haldeman in the third edition of "Origin of Species," where he wrote:

"In 1843-44, Professor Haldeman has ably given the arguments for and against the hypothesis of the development and modifications of specie: he seems to lean toward the side of change."

Professor Haldeman was among the pioneers to undertake the spelling reform of English words. He corresponded with Noah Webster, who credited for his contributions. The Professor also contributed to Worcester's Dictionary, The National Dictionary, and Johnson's Cyclopaedia.

The Professor was elected to twenty-eight honorary scientific societies, both in the United States and abroad. Among these were the Academy of Natural Sciences at Philadelphia (1837), the National Academy of Sciences(1876) and became president of both the American Philological Society (1876-1877) and the American Association for the Advancement of Science (1880). The Professor held a number of academic appointments throughout his life, which included teaching zoology at the Franklin Institute (1842-1843); natural history at the University of Pennsylvania (ca. 1850-1855); chemistry and geology at Delaware College (1855 - 1858); and comparative philology at the University of Pennsylvania (1869-1880). He received honorary degrees from Gettysburg College (A.M., 1844) and the University of Pennsylvania (LL.D., 1876).

Professor Samuel Haldeman was a partner with his brothers Edwin and Paris in their father's iron business, known as E. Haldeman and Co., until 1869, when after thirty-nine years of participation he retired. The Professor died at his home in Chickies of a heart attack in 1888 having been considered one of the most prominent men of the natural sciences of his time.

Locust Grove and the Haldeman Mansion

Historical and Cultural Importance

The Locust Grove Archaeological District - Native Americans

The Locust Grove Archaeological District embodies the history of Native American Late Woodland period Shenks Ferry, Susquehannock, and immigrant Luray and Conoy groups before and after contact or interactions with Euroamericans. It encompasses four significant, non-contiguous sites of Native American settlement spanning the critical Late Prehistoric/Protohistoric/Early Historic record (ca. AD 1250-1750) in the Lower Susquehanna River sub-basin. The fertile and well-drained high river terraces near the mouth of Conoy



Creek encouraged repeated settlement by peoples of the Shenks Ferry, Luray and Susquehannock traditions, as well as early historic refugee groups like the Conoy (Piscataway) who had migrated to the area under pressure from European settlement and related economic and political forces.

Although the district is significant in documenting the period AD 1250-1750 and the cultures to either side of the contact between Native Americans and Europeans, the Native American presence in the local area and throughout Pennsylvania is ancient and continuous, originating at least 16,000 years ago with the arrival of the first humans on the North American continent during the last glaciation and continuing through the devastating encounter with European immigrants in the last five centuries.

Locust Grove was a nexus of lines of communication and travel, offering land routes in the cardinal directions and allowing movement by canoe up and down the river. Local streams have functioned as important pre-contact and historical routes of travel through the region, as reflected in the travels of early European traders and explorers up the Susquehanna and in the pattern of known “Indian paths” documented by Wallace (1987). English Explorer Captain John Smith provided an important and well-known account of his encounters in 1608 with the Susquehannocks and other native groups along the Susquehanna and other rivers of the Chesapeake Bay drainage.

The LGAD thus represents a first attempt in the region to relate sites of this critical period of change in Native American cultures to a particular setting and environmental factors. It is, so far, unique in illustrating the role of sites as persistent places in the context of major and often disruptive changes during a period of cultural contact.

History of the Haldeman Mansion Preservation Society (1967-2012)

The Haldeman Society began in 1967 when a group of interested local citizens gathered to prevent further deterioration of the historic Haldeman Mansion and adjacent structures. Working with Clyde Groff, president of the Historic Preservation Trust of Lancaster County, who made this effort a pilot project, the group secured a lease for the property for \$1 from the J.E. Baker Company. The Society began removing trash, non-historic partitions within the mansion and reclaimed the land from near wilderness conditions. Extensive historic research was conducted by Groff and Sonia Forry helping uncover much information about the life of Professor Samuel Haldeman, the mansion's most prominent and accomplished occupant.

In 1977, the group officially incorporated as the Haldeman Mansion Preservation Society, Inc. (HMPS), a 501c3 non-profit organization. That same year, John L. Snyder, renowned local historian, successfully applied for and received the Pennsylvania and National Registers of Historic Places designation for the mansion property under the title, Locust Grove, the property's historic name. In 1983, the J. E. Baker Company sold the property for \$1 to the HMPS, under the condition that:

“The premises and buildings hereby conveyed shall be forever maintained and used as an historic site open at reasonable times for access by the general public.”

This condition has informed and helped direct the vision and actions of the HMPS for the Locust Grove property.

Since inception, the HMPS has primarily engaged in the following major categories of activities to help achieve their mission. These include:

1. Grass roots fund raising for structural stabilization, preservation and rehabilitation and grounds maintenance;
2. Preservation and rehabilitation of the historic structures;
3. Public Awareness;
4. Building historic artifact collections related to local Native Americans and Professor Haldeman
5. Educational Activities and Interpretive activities for the public.

Since 1970, the HMPS has produced grass-roots events to help raise funds for the property. Volunteers organized strawberry and apple harvest festivals, tavern dinners, Conoytown Native American Day, chicken barbecues, auctions, and other commemorative events. They also sold commemorative plates and paintings. These events and sales helped raised public awareness about the accomplishments of Professor Haldeman and the architectural and historical importance of the site. Other events during the 1980's and 1990's included Native American Festival Days in June and a craft fair and barbecue in September. All of the funds collected have been dedicated to the maintenance, preservation and repairs of the mansion, the summer kitchen and the carriage house.

History of the Haldeman Mansion Preservation Society (1967-2012)

Additionally and over the earlier decades of their existence, the HMPS achieved several grants that helped with restoration of the Summer Kitchen (the oldest structure on site) and stabilization of the Mansion and adaptive use of the Carriage House. As a grass roots, all volunteer organization, the HMPS has achieved much in restoration, stabilization and maintenance of Locust Grove. What is noteworthy is that the HMPS has operated on a cash basis, choosing not going into debt for maintenance and preservation work.

It is important to note, however, that the HMPS realized that their decades long, exhaustive efforts were not going to be enough to fulfill their ultimate mission and vision for the property. They had, in effect, reached an operational plateau.

Recent HMPS History and Planning Activities (2012 -Present)

In 2012, the HMPS, with the help of preservation, fund raising, and architectural consultants, began the process of developing their first ever professional **Building Preservation Plan (BPP)** to help guide the organization in preservation, adaptive use and long term sustainability, all towards achieving their vision for the property. In effect, this report's goal was to serve as a roadmap for the HMPS board to follow in moving the organization to a much higher level of preservation and sustaining adaptive use.

Working mainly pro bono, the consultants realized the remaining preservation work was extensive enough to warrant expanding the BPP into a formal **Historic Structures Report (HSR)**. This allowed the guiding report to use recognized national standards recommended by the US Secretary of Interior for identifying physical weaknesses in the Locust Grove historic structures and methods and options for treatment for sustaining adaptive use. The resulting 600 plus page document by highly regarded Citadel DCA of Washington, DC and Lancaster, PA, also included extensive research into the history of the property and its importance as a architectural and historic treasure. Grants from the National Trust for Historic Preservation (NTHP), Lancaster County Solid Waste Management Authority (LCSWMA), Turkey Hill, and Lancaster County Community Foundation helped partially funded this report.

As the need for sustaining adaptive use became obvious, the HMPS also retained the services of Urban Partners, a highly qualified real estate economic development consultant from Philadelphia, to develop a detailed analysis of HMPS operations and revenue producing potential. The resultant **Fiscal Assessment of Long-Term Operational Costs** builds upon and complements the Historic Structures Report by recommending guidelines and specific steps the HMPS may take to introduce long term operational sustainability. Funding for this report was provided by the NTHP and the Lancaster County Community Foundation.

In 2018, the HMPS commissioned a first ever **Property Survey of the Haldeman Mansion property** (by David Miller Associates) and a Landscape Master Plan (by Annapolis Landscape Architects) to help guide the implementation of HSR and Fiscal Assessment recommendations. The Lancaster County Conservancy Riverlands Fund and the NTHP helped fund these two critical reports.

HMPS - Mission and Vision

Mission

To restore and preserve the existing buildings and grounds of the Haldeman Mansion property to be used to promote history, education, and community use

Vision

Over the years, the HMPS vision for Locust Grove has expanded. In 2011, the HMPS Board re-directed their vision, focusing heavily on Professor Haldeman, yet their attitude towards Native American history and presence in Locust Grove remained unchanged. As the Board's vision was reformulated, it was stated that restoration of the property was to achieve the following goals:

1. Preserve the building's architectural integrity and its significance in the area.
2. Demonstrate and emphasize what influence was exerted on Professor Haldeman by his early associations with the house, its surroundings, and occupants.
3. Relate the archeological importance of the area and Professor Haldeman's interest in this and other academic fields. The aim is, therefore, to restore the house and grounds to best provide material evidence of its association with the life of Professor Haldeman and its representation of architectural importance to Lancaster County.
4. Earlier habitation of the site by Native Americans should also be preserved and/or displayed for posterity.
5. Connection to the Northwest River Trail to provide visitors access to the Locust Grove estate

Recently, in 2016, the HMPS Board has re-stated their vision in simpler, clearer and more inclusive terms than ever before. The current, expanded vision of the HMPS is thus:

A Haldeman Mansion restored and renovated for new use as a community gathering place, local history and Native American museum, and educational center.

As the HMPS vision expands, yet remains true to their original mission, the interested audience will grow. In moving forward towards the pursuit of their ultimate goal, the preservation and rehabilitation of the Locust Grove Estate as a year-around historic site, the HMPS realizes that they should direct their focus and funds towards the entire Locust Grove property including the Haldeman Mansion, Carriage House and Summer Kitchen in support of educational programs and events. The three buildings and their interrelationships, have defined an important aspect of the site's historic character for over 100 years.

HMPS Board

OFFICERS

President: Ken Beard

Vice President: Keith Shearer

Recording Secretary: Lora Shirey

Corresponding Secretary: Elaine Jackson

Treasurer: Richard Keesey

DIRECTORS

Dale Good

Gina Mariani

Tina Mark

Kyle Shearer

Karen Wenger



Locust Grove (Haldeman Mansion) - Selected Photos



Haldeman Mansion Prior to HMPS Ownership (L) and Results of their Work - Present Day (R)



Locust Grove Summer Kitchen - Before HMPS restoration (L) and After (R)

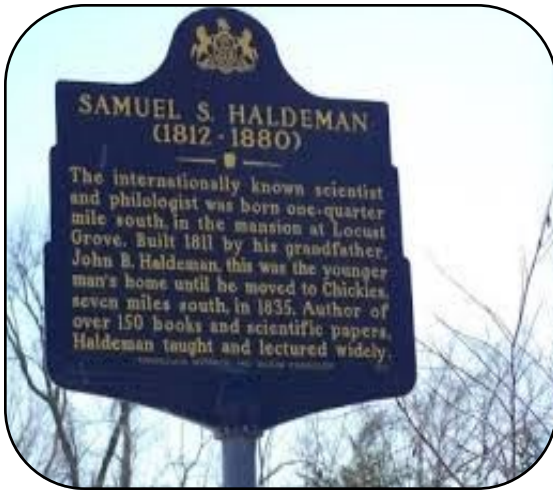


**1904 Carriage House
Important as an Event Support Facility &
Income Producing Rental Property**



**1811 Date Stone on the
Haldeman Mansion**

Locust Grove (Haldeman Mansion) - Selected Photos



Tours, Craft Demonstrations and Fund Raising Events Remain Popular with the Community



**1910 Photo of
Haldeman Mansion
with Unobstructed
River Views -
An Important Goal of
the HMPS**



Locust Grove (Haldeman Mansion) - Selected Photos

Much Capital Enhancement Needs to Be Done



**Creating a Year Round Interpretive Venue
with HVAC Systems**

**Connecting
to the
Northwest
River Trail**



Turning the Piazza Area into a Small Event Venue



Leveling the West Lawn for Large Events



**Creating
Professional
Interpretive
Displays and
Spaces**



**Restoring
Deteriorated
Mansion Interior
Spaces & Adding
Climate Control
Systems**

Recent HMPS History and Planning Activities (2012 -Present)

HMPS Accomplishments During the Planning Report Generation Period

During this planning report generation period, the HMPS remained busy with fund raising events, grant writing, and other programming. The HMPS was particularly successful in securing grants for summer kitchen and mansion roof replacement, chimney repair, archaeological investigations, historic window and door restoration, initial interior restoration, updated signage, mansion foundation stabilization/repointing below grade, and the creation of a River Overlook and invasive brush removal. We are particularly excited about our sponsorship of and commissioning the research behind the implementation of a National Register District honoring the Conoy and other Native American peoples (The Locust Grove Archaeologist District) who occupied Locust Grove in earlier times.

While extensive future capital work remains to be done (as recommended by the HSR), it is important to note the HMPS has made much progress with these interim capital projects, which will assist the recommended future major capital work. Many thanks to the Lancaster County Community Foundation's Snyder Fund, the Lancaster County Conservancy Riverlands Fund, and the Keystone Fund of the Pennsylvania Historical and Museum Commission for their help in making these projects possible.

See the following page for more details on our recent capital and programming enhancements.

Recent Capital Improvements & Interpretive Accomplishments of the Haldeman Mansion Preservation Society



***New Slate
Roof
Installed on
Mansion,
Chimney
Masonry
Repairs,
Lightning
Rods***



***Commissioned Professional
Archaeological Research of
Mansion Grounds to
Determine Historic Usage***

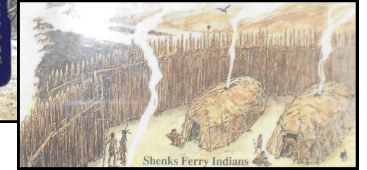
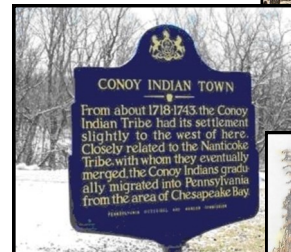
***New
Directional
Signage
Placed at Two
Entrances on
Rt. 441 in
Conoy
Township***



***New Period
Cedar
Shake Roof
Installed
on Summer
Kitchen***



***Mansion
Foundation
Masonry
Repairs and
Waterproofing***



***Establishing the National Register Locust Grove
Native American Historic District***

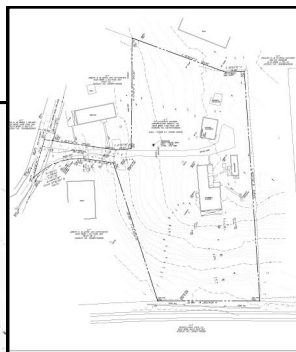
***Grant Awarded for
Removal of Invasive
Brush Impeding View of
Susquehanna River from
the Mansion Grounds***



***Window and
Door
Restoration
at the
Mansion***



***Grant Awarded for
Construction of a
Hardscaped River
Overlook with Benches
next to the Haldeman
Piazza***



***Commissioned a
Landscape Master
Plan and Property
Survey to Facilitate
Creation of Event
Venues***



Underlying Planning Tools

Haldeman Mansion Historic Structures Report (Building Preservation Plan)

- Prepared by Citadel DCA (Washington DC & Lancaster PA) -



By commissioning the Report, the Board of the HMPS has moved closer towards implementing a strategy that will allow for the phasing of future repairs and improvements to the Estate as funds become available. The facility's caretakers understand their role as cultural resource managers, responsible for the buildings and their traditional functions. It is important for the Report to offer sufficient assistance to these caretakers, so they can meet their charge as stewards of the Estate.

For the purposes of the Report, the condition of the property has been documented, deficiencies were identified, and priorities for all recommended interventions established. The detailed treatment approaches, which have been selected, provide the necessary framework to raise the organization to the next level of accomplishment as the recommendations are implemented. While the buildings are preserved, rehabilitated, or restored, alternate uses of the property can be explored. The history of the property and the site's natural beauty, combined with the architecture, will create a unique environment for a variety of venues. Current event capacity, both in qualitative and quantitative terms, is insufficient. Some non-existing support facilities are needed to expand the Estate's usage options. The Report clearly outlines the guiding principles, for all changes that might be associated with the potential utilization of the grounds and the buildings.

The scope of the report includes:

- 1. A Complete Historic Documentation of the Estate**
- 2. Architectural Documentation of the Grounds and the Buildings**
- 3. Architectural Treatment Recommendations and Maintenance Master Plan**
- 4. Architectural Treatment - Standards, Guidelines & Treatment Zones**
- 5. Proposed New Uses for the Property that Will Foster Fiscal Sustainability**
- 6. An Operational Master Plan**

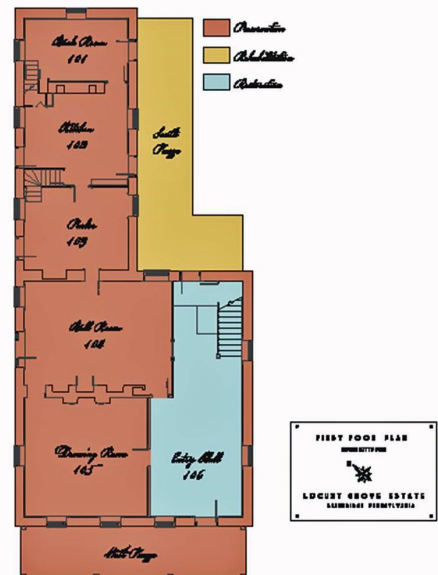


FIGURE 6: Diagram of the treatments approaches recommended for the Mansion by Citadel DCA, 2017. Image courtesy of Citadel DCA.

Underlying Planning Tools
Fiscal Assessment of Long-Term Operational Costs
Economic Feasibility Study

- Prepared by Urban Partners (Philadelphia PA) -

Summary and Recommendations from the Fiscal Assessment:

1. HMPS faces a series of capital improvement requirements to both stabilize the historic facilities and to provide the environment for expanded programming and facility utilization;
2. There has been identification of a broad range of potential expansions in programming and other use of the facility, but the specific economic assessment of these opportunities has not been undertaken on a systematic basis until now;
3. The mission of HMPS has rallied a strong cadre of supporters that have mounted the Strawberry Festival, the Apple Fall Festival, the Kristkindle Mart, the Victorian Tea, the Tavern Dinner, and the Sunday Open House Tours; as well as providing significant volunteer labor for maintenance and operations of the facilities;
4. Despite these significant on-going supporter efforts, the growth in programming at the site will eventually require on-site staff to manage the increasingly complex operations there;
5. HMPS needs to be strategic in initiating programming and in staging physical improvements. Programming likely to generate significant net operating income may need to be prioritized; certain programming growth will require specific capital investment to create the environment for success of that programming;
6. Any fiscal plan of the facility and its operations must provide detailed phasing of activities to assure stability of HMPS at each step along the way. Potential phasing of capital improvements includes completing improvements to the Carriage House, grounds improvements, stabilizing the Mansion envelope, improving the Piazza, undertaking interior improvements to the first and second floors of the Mansion, and improving the Lower Terrace Gardens;
7. The fiscal plan assesses the potential economic benefit to the facility from expansions of activities in the broad categories of: (1) facility rentals for private group use and for weddings and conferences, (2) expanding HMPS-sponsored festivals, (3) expanding educational activities such as mounting environmental and cultural education activities for students (primarily from 4th grade to college age) and organizing a speaker series, (4) identifying compatible users of space in the buildings to provide continuous revenue and occupancy and (5) developing a stronger programming niche building on the legacy of Professor Haldeman such as a regional, national, or international conference for conservation organizations/naturalists or an activity that related to the significant Native American history of the Locust Grove site.

Underlying Planning Tools

Fiscal Assessment of Long-Term Operational Costs **Economic Feasibility Study**

- Prepared by Urban Partners (Philadelphia PA) -

Alternative Program Expansions:

Identified opportunities for programmatic expansion include both upgrading facilities to encourage revenue-generating use, enhancing the core Mansion visitation experience with improved facilities, adding mission-related programming; and expanding festivals and other events.

Four alternatives will be considered here that can be expected to enhance revenue:

- ♦ Upgrading facilities and extensively marketing for **weddings**. We assume that HMPS will invest in a warming kitchen located in the Mansion; purchase and erect a 1,200 SF wedding tent on the lawn with river view; and make additional cosmetic improvements to successfully market the facility for weddings. HMPS will then make arrangements with one or more caterers to book weddings.
- ♦ Upgrading facilities for rental for **private group use and small conferences**.
- ♦ Leasing the **upper floor space to an office** tenant;
- ♦ **Expanding** HMPS-sponsored **festivals**.

Six additional activities will be considered that can grow the HMPS mission. One of these activities—creating a **Visitors' Cultural History Display Room**—has significant capital cost considerations. The others can largely be implemented with minimal capital cost:

- ♦ Developing a partnership for environmental and cultural education activities for students from 4th grade to high school;
- ♦ Developing a partnership for a college environmental and cultural education program;
- ♦ Hosting concerts on the lawn;
- ♦ Expanding the speaker series;
- ♦ Developing a regional, national, or international conference for conservation organizations/naturalists; and,
- ♦ Expanding Native American encampment events.

Resultant capital enhancements suggested by this Fiscal Assessment outlined in our case for support include the restoration of the mansion's first floor level, interpretive displays, introduction of HVAC in the mansion restored area, electrical upgrades, window and door restoration, enhancement of the Carriage House as an event support facility, grounds improvements, the development of the Piazza space as an intimate/smaller event venue. These near-term priorities will provide the necessary launch pad for adding revenue enhancing events to our portfolio.

Haldeman Mansion (Locust Grove) Landscape Master Plan

Showing Areas Needing Landscape Enhancements to Maximize Event and Programming Potential



**Access Drive
Potential
Re-Routing to
Maximize Event
Potential and to
Preserve View Shed**



**Carriage House
Center Green &
Visitor Parking
Areas**



**Piazza Courtyard Area Between
Mansion and Summer Kitchen
- Projected Use for Smaller
Events -**



**River Overlook with Benches
and Gazebo**



**North Lawn Area
Used for Major Events**



**Terraced West
Lawn Area
Sloping Down to
and Overlooking
Susquehanna
River (Projected
Use for Mid-
Sized Events)**



**Connecting Access to the Adjacent
Northwest River Recreation Trail**

**Landscape Projects
recommended by Annapolis
Landscape Architects, Inc.**

Haldeman Mansion - Overview of Recommended Near-Term Capital Improvements



Locust Grove (Haldeman Mansion) - Realizing Our Goals

Near-Term Capital Project Priorities - Projected Costs

Expand the historic 1904 Carriage House to support the following functions:

Catering (warming) Kitchen
 ADA Compliant Restrooms
 Bride Preparation Room
 HMPS Business Office
 Rental Apartment
 Equipment Storage

- ♦ Create a Flexible, Tented Walkway from the Carriage House to the Mansion Area
- ♦ Restore the Mansion's Historic Windows and Doors
- ♦ Create a Hardscaped Patio River Overlook with Benches and Gazebo near the Piazza Event Venue
- ♦ Create a Connecting Trail to Northwest River Trail
- ♦ Restore the Main Entryway/Foyer and Grand Staircase, Ballroom and Interpretive Display Room
 - Main Entryway/Foyer/Grand Staircase
 - Ballroom/Meeting Room
 - Interpretive Display Room
- ♦ Install Heating and Air Conditioning to these Three Mansion Rooms (to allow for year round use)
- ♦ Update Electrical Systems in the Mansion (Priority Areas)
- ♦ Create Flexible Exhibit Displays for Artifacts and Site Interpretation
- ♦ Enhance the Landscape of the North Lawn to Facilitate Large Events
- ♦ Enhance the Landscaping of the West Lawn Terraces Overlooking the River to Facilitate Medium Sized Events
- ♦ Create a Small, Hardscaped Event Space in the Piazza Area
- ♦ Create a New Access/Egress Road into the Mansion Grounds to Enhance Events and Provide better Parking
- ♦ Architectural Oversight, Administrative Costs, Other Allowances

Approx. Cost

\$440,000

\$20,000

\$50,000

\$16,000

\$100,000

\$46,950

\$41,100

\$34,590

\$16,634

\$18,789

\$29,000

\$100,000

\$75,000

\$35,000

\$45,000

\$80,000

Total

\$1,148,063

Locust Grove (Haldeman Mansion) - How You Can Help?

Recommended Donor Approaches

Provide direct grants or donations to the HMPS for the short-term capital priorities.

Grant parameters:

One time donations accepted or may be spread over time (2, 3 or 5 years)

May be specified for the entire project as directed by the HMPS **or**

May be specified for a particular capital improvement (See page 18)

Donors may choose to sponsor a particular capital improvement as a naming opportunity (See page 21)

Checks Should be made out to the Haldeman Mansion Preservation Society or HMPS
(Memo Line: ***Honor the Past - Sustain the Future Campaign***)

Gifts of Stock (Securities):

Gifts made be made of appreciated securities (please contact the HMPS for details)

Sponsor a Memorial Component

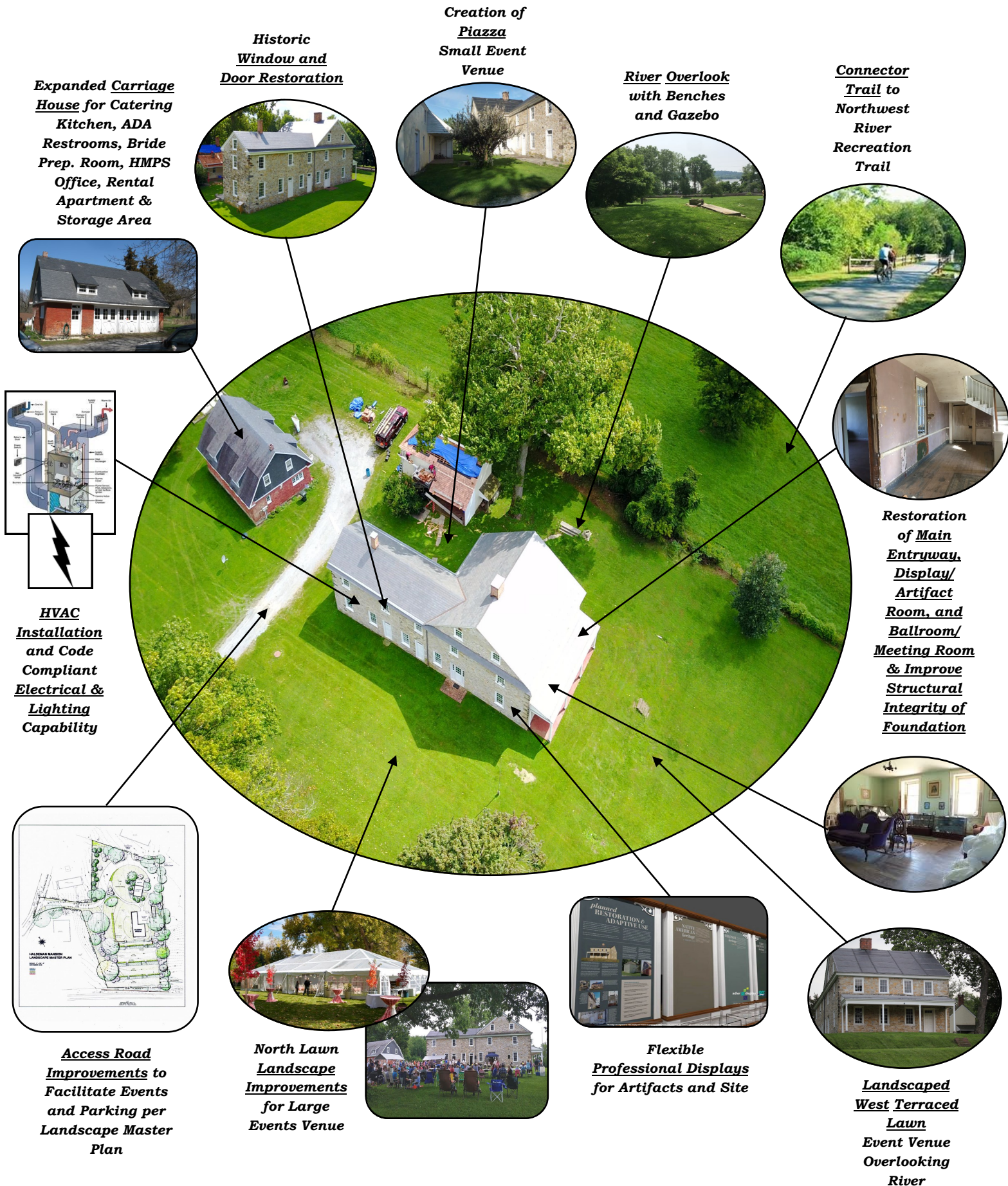
Make a gift in memory of a person (See page 18) - Additionally, the HMPS will consider gifts that support certain aspects of our programming, interpretive displays, and events. Please contact the HMPS for details.

Contribute In-Kind Gifts of Materials and/or Services

Please contact the HMPS for specific needs and details.

HMPS Contact & Mailing Information is Available on Page 24

Haldeman Mansion Capital Improvements - Naming and Sponsorship Opportunities



Strategic Planning - Preserving History and Sustaining the Future Building Upon the Fiscal Assessment Recommendations

While the HMPS pursues near-term capital projects (as outlined in this document) that will facilitate major steps toward our vision, it is important to note that an overarching strategic approach will guide our work over the next decade and beyond. The following identifies those strategic approaches:

1. Expand Leadership and Professional Staff Capacity
 - Build an influential and engaged Advisory Board
 - Enhance our Board of Directors with members who bring specific skill sets to the organization
 - Hire paid staff to oversee events and programming
 - Grow our volunteer corps to assist with interpretation and programming
2. Enhanced Marketing/Media Presence
 - Newsletters
 - Facebook
 - Twitter
 - Instagram
 - You Tube
 - Local News Media
 - Local Radio and TV
 - Partnering with Lancaster Tourism Bureau (Discover Lancaster)
3. Enhance Fund Development Activities
 - Enhanced Membership
 - Annual Fund
 - Establish General and Targeted Endowments
 - Planned (Estate) Gifts
 - Volunteer “Care” Events and other forms of special acknowledgements
 - Expanded Grant Writing
4. Expansion of existing community events produced by the HMPS
5. Building upon our newly enhanced facilities to produce a variety of new revenue generating events that will enable further capital improvements and programming
 - Weddings
 - Business Meetings and Retreats
 - Academic Conferences
 - Wine and Food Events
 - Lawn Concerts
 - Speaker Series
 - Art Auctions

Strategic Planning - Preserving History and Sustaining the Future

Building Upon the Fiscal Assessment Recommendations

6. Expansion of Public Educational and Interpretive Programming

Native American Cultural Events

Naturalist Events

Environmental/Cultural Education (school groups, summer camps, etc.)

Expanded Hours of Operations (with the mansion's new climate control capability)

7. Finish restoring the Haldeman Mansion (all levels) for programming and adaptive use

8. Building partnerships with local, regional and national organizations such as:

Captain John Smith Water Trail

Susquehanna National Heritage Area

Pennsylvania Department of Conservation and Natural Resources (DCNR)

Northwest River Trail

Chesapeake Bay Foundation and Gateway Network

National Trust for Historic Preservation

University of Pennsylvania Department of Natural Sciences

National Park Service

Susquehanna Greenway Partnership

Rivertownes PA USA

The Conservation Fund

Heritage PA

Lancaster History

National Academy of Sciences

Lancaster County Conservancy

American Society of Naturalists

Smithsonian Institution

National Science Foundation

Linguistic Society of America

North Museum (Lancaster)

Local Colleges (F&M, Elizabethtown, Millersville University)

Locust Grove (Haldeman Mansion)

“Honoring the Past - Sustaining the Future”

Contact Information

Haldeman Mansion Preservation Society

230 Locust Grove Road

Bainbridge, PA 17502

haldeman-mansion.org

A Non-Profit Organization - EIN: 23-6479684

President: Ken Beard

Tel: 717-329-4586

kenbeard17502@yahoo.com

Please contact us with any questions or to arrange a site visit