

## **PART 1: Why The Ward House Matters**

The Ward House, a landmark of local and national historical distinction, stands where two prominent roads dating back to colonial times intersect. This crossroad at Route 22 and Winter Hill Road in the Village of Tuckahoe, within the historic Town of Eastchester, could be described literally and figuratively as a crossroad of the birth of America.

For over 300 years, the Ward House site and house at 230 White Plains Road have witnessed our growth as an evolving nation, an arc of history extending from indigenous peoples to the present day:

- The land was purchased from Native Americans in the early 1700s by the Ward Family.
- Eastchester Town Supervisor and Patriot Stephen Ward owned the house. Early in the Revolution, the site was watered by the blood of over a score of Patriots and Loyalists. Captain Samuel Crawford was mortally wounded there on March 16, 1777, in a skirmish, and his body was never recovered.
- The Captain Crawford monument, dedicated by the DAR in 1913, stands directly across from The Ward House. The remains of several Patriot soldiers were discovered in the early 20th C. and reburied at the direction of the DAR at St. Paul's Church and in Tuckahoe.
- The original structure was burned in retaliation for Stephen Ward's Patriotism in 1778, and rebuilt on the original footprint in the late 1790s by Stephen's son, Jonathan Ward.

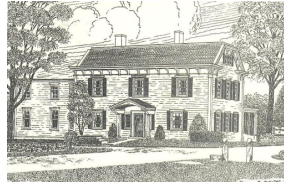
The Ward House is a sacred witness of not only the history of Eastchester but also the evolution of the United States:

- The original Ward House was a Royal Post Office commissioned by Postmaster Benjamin Franklin.
- Marble was discovered on Ward House land in the early 1800s. Later, it served as a tavern and an inn called Marble Hall, which hosted President Martin Van Buren when he toured the quarries in 1839.
- Irish quarry workers lacking a place of worship attended the first Catholic Mass in Eastchester at The Ward House in 1850, before the Immaculate Conception Church was first built in Waverly Square.
- At the heart of a growing, suburban village, The Ward House has served as a community center, faculty residence, and college dormitory.
- Many untold stories, including those of Native Americans, enslaved persons, and women, have roots within the Ward House site that remain to be discovered and recounted.

We are now at another juncture in the history of The Ward House. So far, efforts by Friends of the Ward House and their supporters have stopped the destruction of this unique structure and the bulldozing of its sacred grounds. On July 20, 2023, the Tuckahoe Historic Preservation Commission unanimously voted that The Ward House could not be demolished.

**Our responsibility:** To continue our goal to prevent the demolition of the structure, and to raise the funds needed to secure the Ward House and site, and restore and preserve this historical treasure. We need your financial support to help transform this Sacred Ground into Common Ground.

Our Town of Eastchester, which includes Tuckahoe and Bronxville has the once in a lifetime opportunity to transform the Ward House into a self-sustaining resource of living history for the benefit of all three communities, including their public and private educational institutions. With your support, we can make The Ward House an enduring legacy for generations and a showcase on how an historic 18<sup>th</sup> century property can be repurposed for use in the 21<sup>st</sup> century and beyond.



## Part 2: What is the Plan?

### **Mission:**

*The Mission of the Friends of the Ward House is to serve as a charitable organization to conduct activities to preserve, maintain, and generally promote for the public good the historical integrity of the Ward House and its associated grounds and advance education related to the same.*

**Purpose:** To form a coalition to raise funds for the purchase, restoration, and preservation of The Ward House and make it a self-sustaining historical center.

### **Critical Path:**

- Acquire the Ward House and adjoining lot.
- Kick-off fundraising - targeting key donors.
- Submit applications for NY State and National landmark status.
- Engage a preservation consultant as recommended by SHPO.
- Immediately apply for local, county, NY State, and federal grants.
- Secure and seal the structure as warranted to prevent deterioration.
- Maintain the grounds and exterior.
- Evaluate renovation options and determine optimum plan.
- Refine restoration/construction and operating budgets.
- Begin restoration process of the structure.
- Establish an endowment fund.

**Vision:** Mixed-use Property - The Friends of the Ward House will utilize conservation and preservation experts for restoration plans and adaptive reuse ideas. Creating this vision will be a multi-year process.

### **Discovery and Learning Through Living History**

Below are anticipated uses of the structure and site:

#### **Basement:**

- Historical research and educational opportunities could be plentiful at this foundational level, which dates back to the 1750's.

#### **1st Floor - Original Structure - Restored Rooms/Exhibit Space/Gallery/:**

- In one room, create an exhibit space spanning its 270+ year history, including historical artifacts, original flooring, doors, moldings, etc. Period furnishings such as chairs and tables, could be acquired – perhaps on loan, for exhibition purposes. Potential partners such as Westchester County Historical Society and the New York State Museum could be of assistance.
- The first floor has a mid-sized room on the street side of the building, as well as a center hall and two adjacent rooms. These could be used for meetings, exhibitions, or historical events.

**2nd Floor – Original Structure** - Since the second floor contains the exact dimensions as the first floor, an evaluation will be made on how to utilize the space best.

**3rd Floor –**

- Where appropriate, seek to conserve and preserve late eighteenth-century wood beams, perhaps making them accessible for public viewing.
- Meeting space and archival storage for Friends of the Ward House and local history groups.

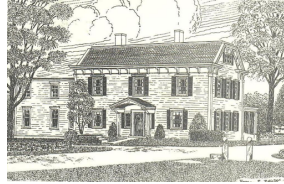
**Ward House - 1st and 2nd Floor Additions–Faculty/Residential Housing (Revenue Generation)**

**Ward House Site:**

- Ward House grounds have the potential for archaeological discovery, with grants and services applicable through SHPO.

**Benefits to the Community:**

- Education and Cultural Enrichment: The Ward House could be accessible on occasion to local schools, universities, and community members as an example of living history.
- Tourism : The Ward House has consistently been a part of local history tours and can be shared with university and local hotel visitors.



### **Part 3: How much will it cost, and from where will the funds come?**

#### **Funding and Development: (tentative numbers)**

- Purchase the building and site lots. (ON GOING NEGOTIATION)
- \$ 55,000-\$75,000 to secure the building. (Tilly Mothball Report)
- \$ 15,000 -\$20,000 Preliminary report of the probable cost of renovation from a historical architect in conjunction with an engineer experienced with historic structures. (Tilly proposal).
- \$ 30,000 Historic Architectural plans
- \$ 900,000 - \$1,400,000 budgeted to renovate the building using methodology and materials acceptable by architects and contractors with expertise in historic restoration. Private and public matching grants are available once the Ward House gains state and national landmark status.
- Establish an endowment to fund The Ward House, enabling the operation to continue in perpetuity.

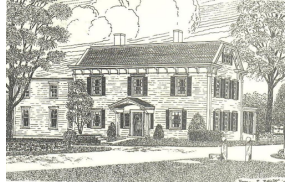
#### **Income streams:**

Fundraising  
Rental Income  
Grants

#### **Timeline: The Goal is to be open and in operation by July 2026, the 250th anniversary of Independence Day**

- July/Aug 2023 Secure house/mothball report (DONE)
- Continue to defend the Tuckahoe Landmark Preservation Law to prevent demolition of the Ward House. (IN PROCESS)
- Kick-off Major Donors (IN PROCESS)
- Engage a preservation consultant.
- Engage Tilly to begin renovation cost analysis.
- Submit NY State and National landmarking applications.
- Management Plan/ Mothballing or renovation begins.
- Increase funds, apply for grants, etc.
- Upon acquisition of structure and site -Apply to SHPO for significant funding.
- July 2026 - Public Unveiling/Celebration of Ward House Historic Site

### Part 4: Pledge



Friends of the Ward House, Inc.  
Telephone: 917-650-5547  
Website: [wardhousefriends.org](http://wardhousefriends.org)

### Ward House Restoration/Preservation Pledge Form Suggested Levels of Pledging

<b>BENEFACTOR:</b>	\$200,000 and above (includes preferential naming rights)
<b>PATRON:</b>	\$100,000 to \$199,999 (includes naming rights)
<b>LEADER:</b>	\$ 50,000 to \$ 99,999
<b>DONOR:</b>	\$ 25,000 to \$ 49,999
<b>GIVER:</b>	\$ 15,000 to \$ 24,999
<b>SUPPORTER:</b>	\$ 10,000 to \$ 14,999
<b>FRIEND:</b>	\$ 5,000 to \$ 9,999
<b>CONTRIBUTOR:</b>	Below \$5,000

I/we agree to contribute to the preservation of The Ward House, a designated historic landmark located at 230 White Plains Road, Tuckahoe, NY 10707 ("The Ward House") at the crossroads of the Eastchester, Tuckahoe, and Bronxville communities. In furtherance of our commitment to preserve The Ward House, I/we pledge a total of \$ \_\_\_\_\_. Of this amount, \$ \_\_\_\_\_ is enclosed, and the remainder, if any, is promised to be paid in full by December 31, 2025.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name (Printed) \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Email \_\_\_\_\_

The following is how my (our) name(s) is authorized to appear on a Wall of Honor or any fundraising materials:

(Please Print) \_\_\_\_\_  
or, List my gift:    In Memory of \_\_\_\_\_ or    In Honor Of: \_\_\_\_\_

All payments should be made payable to: Friends of the Ward House, Inc.  
PO Box 62  
Tuckahoe, NY 10707

Please contact us at (917) 650-5547 or by email at [wardhousefriends@gmail.com](mailto:wardhousefriends@gmail.com) if:  
\_\_\_ you wish to pay your pledge in installments.  
\_\_\_ you prefer to wire your donation or pay by credit card.  
\_\_\_ you prefer to make a non-cash donation or through a Donor-Advised Fund.  
\_\_\_ your company offers a charitable match.

***The Friends of the Ward House is (a 501(c)(3) not-for-profit organization).  
Donations are tax-deductible to the fullest extent allowed by law.***

**The Friends of the Ward House Inc (“Friends”) acknowledge that my/our pledge is expressly conditioned on the transfer of title of The Ward House to or for the benefit of the Friends (or its successors or assigns) by December 31, 2024 (the “Transfer”). If the Transfer does not occur, this pledge shall be deemed null and void and of no further force or effect. If the Transfer occurs, I/we acknowledge that our pledge is a binding commitment which the Friends will rely on and continue to rely on to make commitments for the expenditures necessary to preserve The Ward House after its purchase by the Friends.**

**On behalf of the Friends of the Ward House, Inc., please accept our profound appreciation for your pledge to preserve The Ward House for future generations of Americans.**

**Sal Provenzano  
President  
Friends of the Ward House, Inc.**

**Initial \_\_\_\_\_**