

# State of Maryland

## 2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
	SB1056	2330	HB538	Creation of a State Debt – Prince George's County-Poplar Hill on His Lordship's Kindness
3. Senate Bill Sponsors				House Bill Sponsors
Senator Miller				Del. Proctor and Vallario
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$250,000
6. Purpose of Bill				
Authorizing the creation of a State Debt, the proceeds to serve as a grant to the Board of Directors of the John M. and Sara R. Walton Foundation, Inc. for the repair, restoration, and reconstruction of the roof on Poplar Hill on His Lordship's Kindness.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of the Act..				
8. Special Provisions				
Prior to the issuance of the bonds, the grantee shall grant and convey to the Maryland Historical Trust a perpetual preservation easement.				
9. Description and Purpose of Grantee Organization (3000 characters maximum)				
The mission of the John M. and Sara R. Walton Foundation, Inc. is to preserve and interpret this National Historic Landmark by maintaining its buildings, grounds and collections; by promoting its unique architecture and its family histories through public programs and by sponsoring research to broaden understanding of its role in national and regional history. Adhering closely to the mission of the Foundation, the story of both white settlers of European descent and African-American slaves are fully-integrated into the interpretation of the historic site. The history of Maryland and Prince George's County, and the early colonial development of this region are an important part of the interpretive activities at Poplar Hill, along with significant historical events, the relationships between the Native Americans, early white settlers, and enslaved African-Americans, and how these historic processes helped shape the county, the state, and the nation we live in today.				

**10. Description and Purpose of Project** (3000 characters maximum)

This project is intended to restore the roof of the main house and wings at Poplar Hill on His Lordship's Kindness. The primary work to be done is to replace the existing deteriorating asbestos shingle roof, which is approx. 75 years old, with an historically authentic slate roof. Associated costs include scaffolding and lift equipment, removal of the current asbestos shingles, copper flashing fabrication and installation, a lower-standing seam copper room installation, copper gutter and downspout removal and installation, installation of black Canadian slate, and additional woodwork.

In 1992, architect James Wollon, Jr. submitted a historic structures report to the Foundation that examined the immediate needs of the mansion; suggested tasks for further study; and the impact to the mansion as result of public use. As part of that report, Mr. Wollon wrote that replacement of the asbestos shingles on the roof should be considered for immediate action. Mr. Wollon suggested the use of slate with "extra-heavy copper flashings and roof draining components."

That same year, an additional structural analysis was completed by Skarda & Associates, Inc. This report, completed by Mr. Timothy Sibol, noted that the gutters and downspouts, as well as some flashing, needed repair. This was important in order to keep rainwater draining away from the house. He also noted that moss is growing all over the roof and this should be removed.

Each family that purchased and resided in the home has obviously taken great care. Most of the structure is original, from the floor boards and many of the window panes, to the fine craftsmanship that went into the moldings over the doorways, around the ceilings, and along the main staircase.

Over the course of its nearly 220 years of existence, the historic structure of "Poplar Hill on His Lordship's Kindness" has survived in remarkably good physical condition. Nevertheless, the effects of more than two centuries of natural weathering have taken their toll on the mansion's exterior and resulted in noticeable deterioration. During inclement weather, heavy rain or snow settles in between a "valley-like" space on the main roof between two dormer windows which face the garden terrace side of the main house. An accumulation of snow or rain presents a "flooding" problem in the attic. This then precipitates leaks in the ceiling of the second floor. If this is not repaired, it holds the potential for the roof to collapse. If the roof is allowed to go un-restored, the processes of natural weathering and climatic changes will increase and accelerate the deterioration and eventually threaten the structural integrity of this National Historic Landmark.

A restoration of the roof is important and vital to the continued longevity of this National Historic Landmark. The proposed preservation project is therefore very necessary at this time in order to address the roof problem before it becomes severe and many times more costly to resolve.

*Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**11. Estimated Capital Costs**

<b>Acquisition</b>	
<b>Design</b>	\$ 15,000.00
<b>Construction</b>	\$235,000.00
<b>Equipment</b>	
<b>Total</b>	\$250,000.00

**12. Proposed Funding Sources – (List all funding sources and amounts.)**

Source	Amount
--------	--------



<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
3	3	\$215,000.00	\$225,000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee – Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	Approx. 5,481 GSF		
<b>Space to Be Renovated GSF</b>	Approx. 5,481 GSF		
<b>New GSF</b>	0 GSF		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1784-1787
<b>28. Comments: (3000 characters maximum)</b>			