

# State of Maryland

## 2014 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project	
lr2979	sb0992			Forgeman's House Renovation	
3. Senate Bill Sponsors				House Bill Sponsors	
Brinkley					
4. Jurisdiction (County or Baltimore City)				5. Requested Amount	
Frederick County				\$168,000	
6. Purpose of Bill					
<p>Authorizing the creation of a State Debt not to exceed \$168,000, the proceeds to be used as a grant to the Board of Directors of The Catoctin Furnace Historical Society, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Forgeman's House.</p>					
7. Matching Fund					
Requirements:		Type:			
Equal		The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.			
8. Special Provisions					
<input checked="" type="checkbox"/> <b>Historical Easement</b>			<input checked="" type="checkbox"/> <b>Non-Sectarian</b>		
9. Contact Name and Title			Contact Phone	Email Address	
Elzabeth Comer			4102432626	ecomer@catoctinfurnace.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>The Catoctin Furnace Historical Society, Inc. (CFHS) is a 501(c)(3) non-profit corporation formed in 1973 to foster the study and preservation of one of the most significant historical sites in western Maryland. CFHS celebrates the rich history of Catoctin Furnace, a unique pre-Revolutionary industrial village, through research into and preservation of its architecture, cultural landscapes, and traditional lifeways. In 1981, the society received a grant from the Maryland Historical Trust (HT-732-C-11) to prepare a restoration plan for the circa 1810 Collier's Log House. CFHS has maintained the log house since that date as the society's headquarters and the location of public and group tours, annual holiday community events, traditional craft demonstrations, and interactive school events designed to educate and inspire students and the general public. CFHS also works with Cunningham Falls State Park to address joint preservation issues in the park and the Catoctin Furnace Historic District, and is active in raising public and governmental awareness of historic preservation issues in Frederick County.</p>					

**11. Description and Purpose of Project** (Limit Length to Visible area)

The Catoctin Furnace Historical Society, Inc. (CFHS) proposes renovations to the circa 1817 stone house known as the Forgeman's House. It plans to return the main portion of the structure to its original condition, which will provide CFHS with museum and educational space. The project also proposes rehabilitation of the small, early 20th-century frame addition to provide code-compliant kitchen and bathroom facilities without requiring alteration to the historic fabric of the original stone structure. CFHS has established a partnership with the staff and students of Silver Oak Academy, a residential high school licensed by the Maryland Department of Juvenile Services serving up to 96 at-risk young men. CFHS will provide vocational and educational opportunities to the academy students while in turn benefitting from both their labor and their younger and culturally diverse viewpoints. The end goals of the proposed renovation are to teach restoration skills and local history to at-risk students and to provide CFHS with a historically accurate structure that will function as both an educational space and a revenue-generating resource. CFHS proposes to incorporate the post-renovation Forgeman's House into its educational presentations and special events and to make the structure otherwise available for weekend or vacation rental.

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (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.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	\$52,000
<b>Design</b>	\$68,000
<b>Construction</b>	\$249,000
<b>Equipment</b>	
<b>Total</b>	\$369,000

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

<b>Source</b>	<b>Amount</b>
State Bond Bill Grant	\$168,000
Cash-in-Hand	\$10,000
Committed Donations	\$30,000
Dontated In-Kind Services (Studies and Labor)	\$95,000
Appraised Value of Purchased Real Estate	\$52,000
Funds Expended Prior to June 1, 2014	\$14,000
<b>Total</b>	\$369,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
September 2013	February 2104	July 2014	July 2015
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
\$40,000		0	12,000 visitors
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Catoctin Furnace Historical Society, Inc. 8302 Stevens Road Thurmont, MD 21788		12525 Catoctin Furnace Road Thurmont, Maryland 21788	
20. Legislative District in Which Project is Located		4A - Frederick County	
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
<b>Name:</b>	Tod Salisbury	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-694-7235		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Salisbury & McLister, LLP 100 West Church Street Frederick, MD 21701		April 20, 2013	52000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	1	0.00	\$9,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	1196		
Space to Be Renovated GSF	1196		
New GSF	1196		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		circa 1817	

## **28. Comments: (Limit Length to Visible area)**

The Forgeman's house renovation will have a significant impact on the heritage tourism program in Frederick County and the State of Maryland, telling a heretofore untold story and drawing visitors to the site to learn about and acknowledge the contributions of the enslaved African American population to the industrial progress of the young United States. The Catoctin Furnace Historical Society will operate the renovated Forgeman's House as a museum and educational space with the opportunity for leasing as an overnight rental, a business model based on the successful Canal Quarters program operated by the C&O Canal. The village of Catoctin Furnace maintains the layout and structures built from 1774 to 1820 with remarkably few modern intrusions. Visitors therefore will have the opportunity to be a part of living history by stepping into the world of an early industrial worker and experiencing life as it might have been in the past. Based on numbers provided by Cunningham Falls State Park, it is expected that up to 12,000 visitors a year will be introduced to the area's historic importance and heritage resources at the Forgeman's House.

Research has determined that establishing heritage destinations at historic sites such as Catoctin Furnace provides substantial income, jobs, and favorable exposure to the rest of the country and the world. The economic benefit of historic sites and events to Maryland has been enormous, both through tourism and by making historic towns and villages in Maryland more attractive places to live and work. A 2006 study found that the average visitor to the nearby Monocacy National Battlefield spent \$159 in the local area, with every dollar of those direct sales generating an additional \$.55 in secondary sales throughout the region. The Forgeman's House project will provide jobs for 5+ workers and training in carpentry and woodworking skills for at least 10+ at-risk students. Once completed, it will contribute to the economy of Frederick County by increasing tax revenues and visitor spending while enriching the lives of all Marylanders and reminding us of the core values of the workers who built this nation.

Historical research into the population of Catoctin Furnace in the late 18th and early 19th centuries has demonstrated that the majority of industrial workers were enslaved African Americans, and that this labor pool included skilled artisans such as iron workers, masons, and carpenters. While many of these individuals are buried in an unmarked cemetery at Catoctin Furnace, their visibility in historical interpretations of the furnace and early industrial America has thus far been minimal. The restoration and interpretation of the Forgeman's House will focus on the contributions of those seldom acknowledged, and will provide not only the Silver Oak Academy students but the public at large with an opportunity to understand and appreciate the significant contributions of this otherwise invisible population.