

# State of Maryland

## 2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2049	SB327	3177	HB845	Creation of a State Debt – Prince George's County-George Washington House
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Britt				Del. Ramirez
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$100,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of the Anacostia Watershed Society, Inc., for the planning, design, construction, repair, renovation, reconstruction, and capital equipping of the George Washington House.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund of \$50,000. No part of the matching fund may consist of real property. The fund may consist of in kind contributions or funds expended prior to the effective date of the Act.				
8. Special Provisions				
The bill requires the grantee to convey to the Maryland Historical Trust a perpetual preservation easement to the extent of its interest in the property.				
9. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>The Anacostia Watershed Society, Inc. (AWS) is a non-profit 501(c)(3) organization with a Manifesto to "Clean the Water, Recover the Shores and Honor the Heritage." The heritage of the Anacostia River includes the historic buildings that have been part of its history, including the colonial George Washington House which is discussed in Item 10 below.</p> <p>AWS has had a significant impact on the Anacostia River. AWS has engaged over 41,000 volunteers to plant in excess of 12,000 native trees and shrubs and, during the last several years, to plant over 1.5 acres of wetland plants. AWS volunteers have also removed 573 tons of trash and debris and an additional 7,500 tires from the Anacostia River. AWS has stenciled over 1,200 storm drains with an anti-dumping message.</p> <p>AWS is also an educational organization. AWS offers a diverse array of youth-centered environmental and educational programs in public schools with large minority populations. AWS provides education and environmental understanding to residents of the watershed, many of whom are from minority or low-income families, about how an improved river benefits their local environment and also the regional economy.</p> <p>The renovation described below of the George Washington House as the AWS headquarters is essential to fulfillment by AWS of its mission to improve the Anacostia River and improve the environment, both through hands-on programs and public school education. The renovation will also promote historical tourism in the Port Towns as the 200<sup>th</sup> anniversary of the War of 1812 and the burning of Washington approach.</p>				

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

The Anacostia Watershed Society seeks to renovate the George Washington House, built c. 1755 in Bladensburg. Bladensburg was then a thriving colonial port town, due to its deep water port and its location as a tavern and stagecoach stop for travelers on the Old Post Road (later Route 1), a major route linking the North and South. The house was part of a colonial complex of buildings, including the house (which also served as a store and later as a tavern), the Indian Queen Tavern (adjacent to the house), a billiard hall, a counting house and a blacksmith's shop. Only the George Washington House is now standing. It is believed that George Washington visited the house, particularly because he referred to the site in his correspondence. The George Washington House had a significant role in the War of 1812. On August 24, 1814, the final battle to save Washington, D.C. from burning by the British was fought at Bladensburg and is known as the Battle of Bladensburg. The house was in the middle of the battle. British troops occupied the Town of Bladensburg and established artillery emplacements on the house grounds prior to seizing the bridge intact over the Anacostia River at Bladensburg and winning the battle. On the very day of the British victory at Bladensburg, the British subsequently entered Washington and burned the Capitol and the White House. The George Washington House was placed on the National Register of Historic Places in 1974.

The George Washington House is the headquarters of the Anacostia Watershed Society and was purchased from the Aman Memorial Trust in May 2003 with a Legacy grant from the Maryland Department of Housing and Community Deveopment. Major renovation must be done. Our historical architect (Ward Bucher of Washington, D.C.) has made a structural analysis of the house and projects that total house work, including architectural fees and building permits, will cost more than \$700,000. This estimate remains subject to change. A projected 694 square feet of new construction and 1,452 square feet of substantial rehabilitation are involved. Renovation needs include a new roof to stop serious and multiple leaks, installation of site drains to stop major basement leaks and mold problems, and repair of colonial bricks which are "imploding" (a rapid decay process which turns colonial bricks into dust). The architect's plans also call for some space reconfigurations, especially in the twentieth century portions of the house, exterior ramp work, kitchen remodeling and an outdoor rain garden. As part of the house renovation, AWS also hopes to install a solar project for energy efficiency consistent with the historic character of the house. The \$700,000 cost estimate by historical architect Ward Bucher includes the solar project, but this project has not yet been approved by the Maryland Historical Trust, which holds an historic easement on the house.

*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>	75,000
<b>Construction</b>	630,000
<b>Equipment</b>	
<b>Total</b>	(includes \$29,000 already paid to architect) \$705,000

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

Source	Amount
Maryland bond/grant awarded in 2003	\$100,000

Federal Economic Development Initiative grant awarded in 2004	120,280
Maryland Historical Trust (\$50,000 grant of which \$25,000 remaining)	25,000
House savings account (includes reimbursement by Maryland Historical Trust and \$5,000 donated by AWS Board of Directors, after \$15,000 paid to architect)	14,000
Funds already paid to architect from House savings account (\$15,000) and Maryland State Legacy grant (\$14,000)	29,000
Summit Fund of Washington, D.C.--Feb. 2006 grant to be paid over two years after receipt of house construction bids	150,000
Requested 2006 Maryland bond/grant (House Bill 845 and Senate Bill 327)	100,000
Still to be raised in addition to requested 2006 Maryland bond/grant (See Item 28)	166,720
<b>Total</b>	<b>\$705,000</b>

**13. Project Schedule**

<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
Summer 2005	end of 2006	Spring 2007	2008

<b>14. Total Private Funds and Pledges Raised as of January 2006</b>	<b>15. Current Number of People Served Annually at Project Site</b>	<b>16. Number of People to be Served Annually After the Project is Complete</b>
\$5,000 (earlier Aman Trust grant of \$25,000 already spent and not included in project cost estimate). However, in February 2006, \$150,000 grant awarded by Summit Fund of Washington, D.C. to be paid over two years after receipt of house construction bids. See Item 12.	6400 in variety of environmental activities, including clean-ups and educational programs in schools	Bill would increase Society's capacity to involve volunteers for restoration of Anacostia River and to conduct outreach in environmental education.

**17. Other State Capital Grants to Recipients in Past 15 Years**

<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>
2003 (as amended in 2004)	\$100,000	Renovation of George Washington House
2005	\$218,000	Paint Branch Creek Restoration (not related to house project)

**18. Legal Name and Address of Grantee**

**Project Address (If Different)**

Anacostia Watershed Society, Inc. George Washington House 4302 Baltimore Ave. Bladensburg, MD 20710-1031		same	
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
Robert E. Boone, President		301-699-6204	robert@anacostiaws.org
<b>20. Legislative District in Which Project is Located</b>		47	
<b>21. Legal Status of Grantee (Please Check one)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Michelle R. Curtis, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-230-5229		NA
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Shulman, Rogers, Gandal, Pordy & Ecker 11921 Rockville Pike Rockville, MD 20852			
<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>
11	13 or 14	\$811,000 (2006)	\$900,000 (est.)
<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>			property now owned
<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>		3902
<b>Space to Be Renovated GSF</b>		est. 694 new square feet and 1452 sq.ft. of substantial rehabilitation
<b>New GSF</b>		total sq. ft. after project--4596
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		c. 1755, 19 <sup>th</sup> and 20 <sup>th</sup> century additions
<b>28. Comments:</b> (3000 characters maximum)		
<p>AWS is working to eliminate the more than \$265,000 shortfall between the architect's estimate for renovation of the George Washington House and the amount of funds raised to-date. Elimination of the shortfall is a principal reason why AWS seeks a Maryland bond/grant of \$100,000 in this legislative session. AWS has approached a number of foundations, as well as private and federal donors. A Maryland bond/grant should serve as a catalyst to encourage other donors to provide funding. AWS expects to complete its George Washington House funding campaign in calendar 2006.</p> <p>The house renovation project estimate does not include the completed and paid for emergency replacement of the house furnace, heating and air conditioning system and repairs to the bathrooms, which have also already been made and paid for.</p>		