

# State of Maryland

## 2011 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2878	sb0903	lr2909	hb1293	Poole's Store Restoration
3. Senate Bill Sponsors				House Bill Sponsors
Garagiola				A. Miller
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$100,000
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$100,000, the proceeds to be used as a grant to the Maryland-National Capital Park and Planning Commission for the construction, repair, and renovation of Poole's Store and property.</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 type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title			Contact Phone	Email Address
Tin-Mala			301-650-5676	Tin-Mala@mncppc-mc.org
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Montgomery County Department of Parks (Montgomery Parks) is a key agency of the Maryland-National Capital Park and Planning Commission (M-NCPPC), the proud steward of over 35,000 acres of parkland. Our mission is to protect and interpret the county's valuable natural and cultural resources; balance the demand for recreation with the need for conservation; offer a variety of enjoyable recreational activities that encourage healthy lifestyles; and provide clean, safe, and accessible places for leisure-time activities.</p> <p>The Cultural Resources Stewardship Section of Montgomery Parks, Park Planning and Stewardship Division operates countywide efforts in support of the acquisition, conservation and management of the cultural and historic resources in our parks. Our staff of historians, architectural historians, museum professionals, and archaeologists are dedicated to preserving historic and archeological properties. This project to save Poole's Store and property from further deterioration is in line with our stewardship mission, and responsive to the community's passionate appeal to return this landmark property to commercial operations.</p>				

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

Poole's Store, also known as Seneca Store, is the oldest general store in continuous operation in Montgomery County. The store and its adjacent house are listed on the Master Plan for Historic Preservation in Montgomery County, and designated as part of the Seneca Historic District on the National Register of Historic Places. It fronts Old River Road, designated as a Rustic Road, at a prime scenic location near the C&O Canal, by Seneca Creek, next door to Seneca State Park, and at the gateway to the Agricultural Reserve. Since it was built in 1901 by its original proprietor, Frederick A. Allnutt, the store has provided a convenient source of feed and specialized goods and services to local equestrian, hunting and farming communities. It has also been significant as a community hub for hikers, bikers, and riders. With its welcoming front porch, unchanged historic interior and rustic charm, the family-run store is a popular landmark that has generated passionate appeals from the community for its continued operations. The store, with the historic miller's house and its outbuildings that include a warehouse and a springhouse will continue to deteriorate without funding to address structural, mechanical, electrical, plumbing and cosmetic defects. The store needs to be restored and reopened for business in order that its survival is ensured.

*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>	
<b>Design</b>	\$5,000
<b>Construction</b>	\$65,000
<b>Equipment</b>	\$30,000
<b>Total</b>	\$100,000

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

Source	Amount
State Bond Bill	\$100,000
<b>Total</b>	\$100,000

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
		January 2012	June 2014
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
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
432-G060 (amended 2008)	\$100,000	Warner Manor - Planning, Design, Renovation	
046-G072 (amended 2008)	\$150,000	Warner Manor - Planning, Design, Renovation	
0413 - 2010	\$40,000	Tai Chi Court at Cabin John Regional Park	
046	\$150,000	King Barn MOOseum	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Maryland-National Capital Park & Planning Commission, Montgomery County Dept. of Parks 9500 Brunett Ave., Silver Spring, MD 20901		6315 Old River Road Poolesville, 20837	
20. Legislative District in Which Project is Located	20 - Southeastern Montgomery County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
<b>Name:</b>	Derrick Rogers	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-495-2460		n/a
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Montgomery County Dept. of Parks M-NCPPC 9500 Brunett Avenue Silver Spring, MD 20910			

<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>
n/a	n/a	\$25,000	25,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (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>			Yes
<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>
Store : TBD	TBD		2,660
			2 floors & partialbasement
Warehouse: Farm & Home Service	Retail sale of animal feed, far & garden supplies	\$500	1,345
<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>	
n/a			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>			
<b>Space to Be Renovated GSF</b>			
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		2012	

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

Montgomery Parks, M-NCPPC acquired the Poole's/Seneca Store property in November 1976 from the store's second proprietor and property owner, Guy Allnutt, who could get neither a loan for repairs, nor insurance for the historic buildings that were flood-damaged after Hurricane Agnes in 1972. By then, the store was operated by Raymond Poole and his family from whom the store got its present name. Montgomery Parks extended the lease of the store and house to the Poole family until they closed its doors at the end of 2010. Presently, the store's only function is cash register operations for the feed and supply manufactured goods sold out of the warehouse by Farm and Home Services, Inc., a Southern States store. This was a short term solution in response to community petitioners, and the lease expires in June 2011.

Montgomery Parks' limited budget does not include capital improvements for the Poole's/Seneca Store property, and only basic maintenance and some electrical work has been done. As the first step in securing a new tenant, Montgomery Parks commissioned a preliminary analysis of the deteriorating condition of the store and the repairs needed to apply for a new Use and Occupancy Permit. The property as a whole needs repairs and renovations. The site has commercial zoning, so its use is ensured. However, without the restoration of the store and property, as well as its subsequent lease, the store's continued existence is threatened.

Montgomery Parks is committed to preserving both the historical integrity and active use of the site. This project will enhance the certified heritage area by fostering linkages to other heritage attractions along the C&O Canal and in Seneca State Park. Better than a Visitors Center, the store is the real thing--a working commercial and agricultural business enterprise that is a living, breathing piece of the farming experience in the county.