

State of Maryland

2015 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1249	sb0239	lr1013	hb0080	Warner Manor
3. Senate Bill Sponsors				House Bill Sponsors
Madaleno				Carr
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$400,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Warner Manor				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Nina Aplebaum		3014952519	nina. aplebaum@montgomeryparks.	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Montgomery County Department of 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 Department's Cultural Resources program exists to preserve historic buildings on parkland that best indicate the history of Maryland's rich heritage according to county, state and federal preservation laws; to find them a viable use when vacant; and to interpret the best of those buildings and sites to the public through accessible programming. Restoration and construction of Warner Manor is in support of the mission of M-NCPPC Montgomery Parks and its Cultural Resources program.</p>				

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

Warner Manor is located in Warner Circle Special Park in the heart of the Kensington Historic District and was the home of Brainard Warner, the founder of the Town of Kensington, Maryland, and a significant figure in the development of Montgomery County. This 4.5-acre property was acquired by M-NCPPC in 2005-06 through the Legacy Open Space program. This project is to: 1) continue with essential exterior stabilization tasks, such as structural repairs and window restoration; 2) Restore the 1893 carriage house to be fit for public programs by adding electricity and an alarm system, repairing the windows and doors, and restoring the interior; and 3) create publicly accessible and functional space in key first floor rooms such as the grand entrance, kitchen, or parlor room.

This project will stabilize the historical buildings further to bring a series of educational programs to the site.

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

Acquisition	
Design	\$1,100,000
Construction	\$5,547,000
Equipment	
Total	\$6,647,000

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

Source	Amount
Warner Bond Bill VI	\$400,000
Warner Bond Bill V	\$100,000
Warner Bond Bill I (2004, G060)	\$100,000
Warner Bond Bill II (2006, G072)	\$150,000
Warner Bond Bill III (2010, G069)	\$275,000
Warner Bond Bill IV (2011, G077)	\$100,000
CIP - Restoration of Historic Structures (MoCo)	\$470,000
Legacy Open Space CIP Emerg.Stabilization (MoCo)	\$100,000
CIP - Warner Circle Park (MoCo, prop. FY20+)	\$4,952,000
Total	\$6,647,000

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
Complete	7/1/2016	1/30/2017	12/31/2017
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
0.00		0	>6,850 town & county residents
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
432-G060	100000.00	Warner Manor- Planning, Design, Demolition, Renovation	
460-G072	150000.00	Warner Manor- Planning, Design, Demolition, Renovation	
483-G069	275000.00	Warner Manor- Planning, Design, Demolition, Renovation	
G077	100000.00	Warner Manor- Planning, Design, Demolition, Renovation	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks 9500 Brunett Avenue, Silver Spring MD 20901		10321 Carroll Place, Kensington MD 20895	
20. Legislative District in Which Project is Located			
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:	
Name:	Adrian Gardner	Has An Appraisal Been Done?	Yes/No
Phone:	301-495-2460		Yes
Address:		If Yes, List Appraisal Dates and Value	
Maryland-National Capital Park and Planning Commission Montgomery County Dept. of Parks 9500 Brunett Avenue Silver Spring, MD 20901 Attn: Nina Aplebaum, Grants Manager		July 2011	5300000.00
		December 2014	4000000.00

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	8	20000.00	50000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (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?			Yes
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
Municipal agencies or educational/arts nonprofits	10 yr w/ 10 yr. renewal opt	TBD	TBD
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Currently not leased			
26. Building Square Footage:			
Current Space GSF	17,950		
Space to Be Renovated GSF	17,950		
New GSF			
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		1894	

28. Comments: (Limit Length to Visible area)

This project serves to activate the vacant historic park building that is a key element of the Kensington National Register Historic District. The restoration and repair work will allow for public access and programming, which is essential to prevent further deterioration and vandalism of the historic property.

The overall project has been divided into several phases: 1) Design for Demolition of Nursing Home and Button-up of Missing Walls, 2) Demolition of the Non-historic Building Wings, and Construction of Missing Walls 3) Phase Two Design for Complete Rehabilitation and 4) Construction. Previous bond bills and county funding provided for the first phase of design, the demolition of the unsightly nursing home additions, and the construction of missing historic walls in a series of highly successful, shovel-ready projects that are now complete. The large, 1960's nursing home wings (two-story dormitory and commercial kitchen) have now been removed and the missing side and rear walls whose design was inspired by historic photographs and recently discovered 1910's architectural schemes were rebuilt. The historic stone terrace and frame porches that were removed for the construction of the nursing home wings also have been reconstructed. The entire project was approved by the Maryland Historical Trust and the Montgomery County Historic Preservation Commission. A historic easement with the Maryland Historical Trust has already been put in place. Green space that was taken up by the footprint of the two-story nursing home dormitory wing is open parkland once again. Unfortunately, however, the historic house is now in a "mothballed" state, awaiting further funds. This proposal is a request for an additional \$400,000 of State funds to stabilize the buildings further in order to bring a series of educational programs to the historical site.

Planning for this project has been underway and in close coordination with the residents of the Town of Kensington and other interested communities. Current funds shall be used to bring a series of educational programs to the site; namely in the carriage house, rear "ell" of the main house, the front entry areas of the main house, and the grounds. When completed the project will serve all of Montgomery County with programs in the arts and/or general education or business incubation models, including such options as historical exhibits, cooking demonstrations, reading and literacy programs, music venues, non-profit incubators, and a range of arts programming.