

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Shafer Farmhouse Restoration		
2. Senate Sponsor	3. House Sponsor	
Folden	Pippy	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Frederick County	\$150,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Shafer Farmhouse		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Jesse Pippy		jesse.pippy@house.state.md.us
Paul Gilligan		(301) 693-8373
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Burkittsville Preservation Association, Inc. is a federally recognized 501(c)(3) non-profit organization developed for the preservation of the Town of Burkittsville and the surrounding agricultural area, its open spaces, history, culture, and architecture. It is dedicated to the preservation of the story of the town and the surrounding areas in which these events took place.</p>		

11. Description and Purpose of Project (Limit length to visible area)

The purpose for this bond initiative is for the design and installation of the mechanical elements of the Shafer Farm House. The work required for the interior will comply with the Secretary of the Interior Standards for the restoration of historic property. Mechanical work will require the design and installation of electric, water and HVAC, and fire protect that will be required by Frederick County, in the amount of \$150,000. The purpose is to bring the property to meet the standards for public use and safety and to comply with ADA standard for access. As a historic site the Shafer Farm house will be used for historic tourism of the South Mountain Battlefield, education, and demonstration of early Frederick County farm life during the Civil War.

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	\$0
Design	\$45,000
Construction	\$75,000
Equipment	\$50,000
Total	\$170,000

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

Bond Initiative	\$150,000
Cash on hand	\$15,000
Antietam Institute, Inc.	\$5,000
Total	\$170,000

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
6/1/2023	9/30/2023	10/1/2023	2/29/2024
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
20000.00		300	15000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$100,000	Replacment of the Shafer Farmhouse west wall, restor	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Burkittsville Preservation Association, Inc. 2 W. Main St., P.O. Box 243 Burkittsville, MD 21718		1606 Gapland Road Jefferson, Md 21755	
20. Legislative District in Which Project is Located		4 - Frederick and Carroll Counties	
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Paul Gilligan	Has An Appraisal Been Done?	Yes/No
Phone:	13016938373		Yes
Address:		If Yes, List Appraisal Dates and Value	
PO Box 459 108 W Main St. Burkittsville, MD 21718		8/11/2015	252000.00

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	2	30000.00	50000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond 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?			No
D. If property is owned by grantee 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	3000		
Space to be Renovated GSF	3000		
New GSF	3000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1820

28. Comments

The grant is to design and restore the interior of the Shafer Farmhouse. The exterior renovations have largely been completed. The interior of the house will need an architectural engineering study and design for the renovation for public use. Mechanical work will require the design and installation of electric, water and HVAC, and fire protection required by Frederick County, in the amount of \$150,000. The work required for the interior will comply with the Secretary of the Interior Standards for the restoration of historic property. The design elements will include the restoration of wood floor, plaster walls, original molding and woodwork and window of an early 19th Century house. The goal is to bring the property up to meet standards for public use and safety and to comply with ADA standards for access. As a historic site, the Shafer Farmhouse will be used for historic tourism, education, and demonstration of early Frederick County Farm life and the Civil War history.

The tangible deliverables will be the historical sensitive restoration of the Shafer Farm House that may be enjoyed and treasured by the public. The house is approximately 3000 square feet built in several periods. The intended use of the property is as a tourism starting point to the Battle of South Mountain. The facility will also be used as a historical attraction, museum, and education center for Civil War and cultural history of the area. An accurate representation of the sensitive historical architecture is important to set the story. An architectural engineer is necessary to determine best practices to upgrade utilities while not damage the historical integrity of the building. The grant will also include the mechanical design, labor and equipment for services to the house. The safety, comfort and accessibility of the historic building is critical in promoting the property for public use.