

SMITH BUILDING RESTORATION PROJECT  
Historic Downtown Mount Airy, Maryland

RESTORATION CONCEPT  
&  
FUNDING STRATEGY

May 2, 2022

## **BACKGROUND**

Built by William E.T. Smith in 1903, the Smith Building (commonly known as the “Flat Iron” building) has stood at the heart of downtown Main Street, Mt. Airy, for nearly 120 years. It is one of only four remaining buildings built immediately after the great fire of 1903, and is recognized across the state of Maryland as a landmark and symbol of our town. It has served prominent businessmen in the early years, and was used by the local American Legion Post as their first location after WWII. In October 1951, the town purchased the building which continued to operate over the years as the town hall, the local Maryland State Police office, a branch of the County Library, a military museum, and the former museum of the Mt. Airy Historical Society. The building design is unique, adds to the historic streetscape of Main Street, and contributes to our town listing on the National Register of Historic Places, as designated by the National Park Service. Additionally, both the building and our town are located in the “*Heart of the Civil War*” Heritage Area, as designated by the Maryland Heritage Area Authority, making Main Street a destination for historic tourism.

The building can be restored as a centerpiece to a revitalized, historic downtown, with financial help from several programs, at less cost to the town. Neither the Structural Assessment report conducted by Columbia Engineering, Inc., in 2012, nor the Preliminary Structural Evaluation report conducted by SGH Engineering, Inc., in 2022 condemned the building. Both reports were visual inspections only, without sophisticated observations or testing methods and remarked that the identified repairs were feasible and recommended.

Accordingly, the building’s history, location, and condition warrant preservation. The building’s status, history and designation open the door to a wide variety of funding opportunities. The town, in cooperation with other organizations, can pursue a path to preserve the building and the adjacent area in a manner which facilitates pedestrian access, promotes historical tourism, and improves commercial business.

## **GENERAL PREMISE**

Our community’s investment in historic preservation is a critical component in its quality of life and economic development. Preservation spurs economic and retail growth and job creation, and directly contributes to keeping our town a wonderful place to live and raise a family. There is intrinsic and commercial value in the preservation of the Smith Building in a manner which preserves the structure for public use, serves as a functional government work space, improves pedestrian accesses and compliance with the Americans with Disabilities Act (ADA) of 1990 in and around the building, and serves as a community gathering place and arts venue.

With this objective in mind, the town of Mt. Airy, the Historical Society, and the Mt. Airy Arts Alliance (both are 501(c)(3) non-profit organizations) may be uniquely positioned to jointly pursue a three-pronged approach towards targeting available funding geared towards Historic Restoration, Arts Venues, and Downtown Revitalization and Community Development projects.

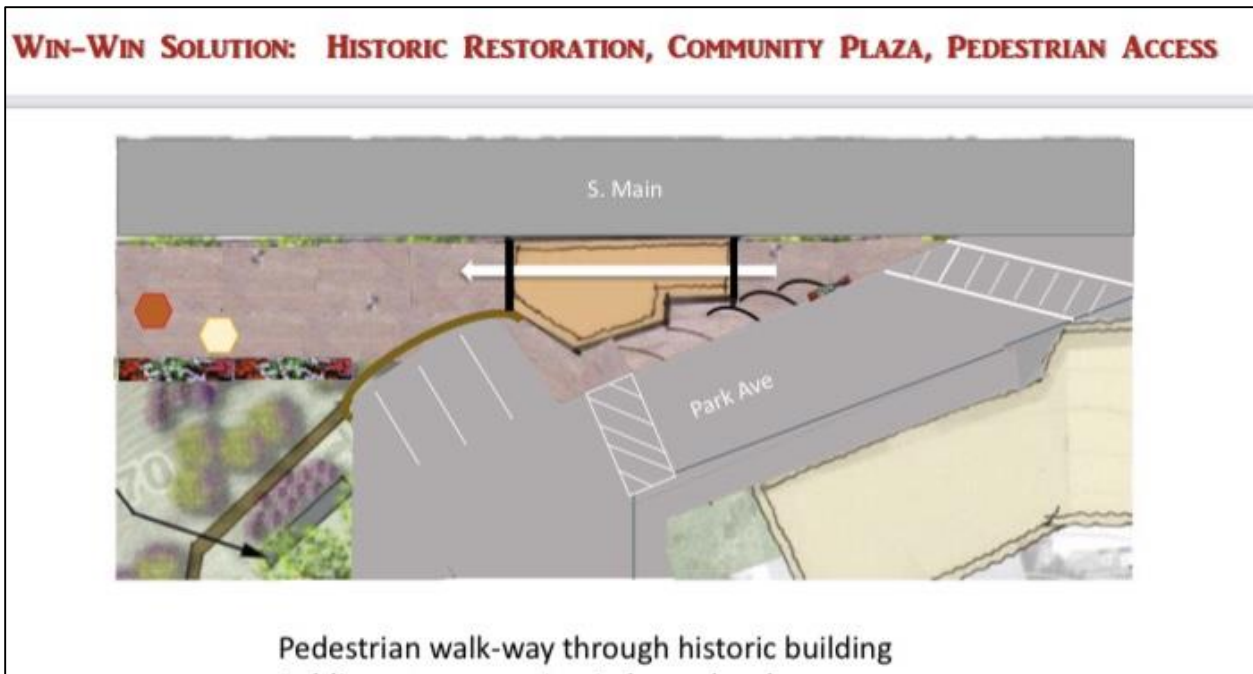
This approach can pursue grants and private funding to help offset and minimize town costs to remedy the property, while maximizing our economic potential in the following ways:

- The restoration of the building will contribute to our historic streetscape while continuing to serve a functional, utilitarian purpose.
- The development of the surrounding area, in conjunction with the building, will enhance pedestrian safety & ADA compliance, design a plaza as a community gathering space, enhance commercial access to businesses and promote economic development.
- The renovation and development of both the building and immediate area can incorporate and creatively promote the arts, focused on Mt. Airy's local history and connection to the National Road, the Civil War, and the Baltimore & Ohio Railroad (America's first commercial railroad). This approach strengthens a sense of community and improves the visible streetscape and area surrounding the plaza, and draws people into downtown.

The renovation of the Smith Building is of primary importance. However, the concept proposed herein also envisions the development of the empty asphalt space between the Smith Building and the Firehouse businesses. Although private property, the proposed development of this space in conjunction with the building will improve the community streetscape, provide safe pedestrian access to businesses, and benefit the town in those manners described above. The property owner has expressed support for the restoration of the building, and would be open to further discussions regarding development. As described below, there are some programs which can help facilitate public-private partnerships in community development projects surrounding historical renovations.

Accordingly, this combination of a restored, functional historic building which is integrated into a community plaza and pedestrian walkway (artistically blending both architectural design and art space) can create a unique, historic, and cultural-heritage area. This combination opens the door to greater funding opportunities, including funding focused not just on renovation, but also on community development and the arts & humanities. The proposed strategy would be to work with Preservation Maryland and others in a trajectory to build partnerships and seek subject-matter expertise and relevant funding in the appropriate areas.

## DESIGN & COMMUNITY CONCEPT



A separate PowerPoint presentation with photos and drawings of various design concepts will be provided to compliment this report. Accordingly, only a few of those photos will be incorporated herein, and this report will focus more on the descriptive aspects of the design concepts. Overall, the building and surrounding venue can be designed to showcase the unique architectural style of the Smith Building, the history of the building and our community, and do so in a manner which creates a pedestrian friendly, ADA compliant, and inviting community streetscape and community gathering space. The Smith Building can be renovated to ensure safety and structural integrity for both functional and public use. The exterior of the building, lighting accents and accoutrements can be restored to capture and enhance the original-period architectural style, and restore both color and vibrancy.

**Street Level:** The bottom floor, once a harness & saddle shop, can be modified as an open 570 square-foot, all-weather pedestrian walk-way, open on both the North and South facing walls, ADA compliant which freely allows pedestrians to pass directly through the building. The large open entryway on both sides of the building can be designed in a style to emphasize the early harness shop, stable door, music store, or a similar design “tribute” to the building’s varied history. The walk-way can be brick paved or stamped concrete design, consistent with the surrounding terrace patio design, described herein. The walls can be restructured and strengthened with gunite, brick, stone, or otherwise weather-proofed to protect from exposure. The interior of the walkway can showcase unique, brickwork patterns, designs or enhancements. The paved

walkway itself can be of a particular artwork design. The 47 feet of interior wall space along the pedestrian thoroughfare can be used to showcase artwork, historic town scenes, or early maps of interest or historical importance. The remaining 180 square feet of triangular space at street level (along the eastern wall) can be renovated as a public restroom for use during town events or festivals, or otherwise serve as the main utility room or storage to service the building. The immediate building and surrounding area can capitalize on antique, period lighting such as street lamps and sconce lighting. Accent lighting features can be added just below the window rows, (or beneath the obsolete and abandoned sidewalk in front of the building) to provide spot-lights to light up the building and allow for festive holiday colors or showcase exterior features.

**Main level:** The main level provides approximately 750 square feet which can be renovated as a functional, open-space floor plan used as a public forum for: meetings, lectures & presentations, pop-up art galleries, a pop-up performing art venue, or special exhibits by the Historical Society or other organizations. As imagined during town festivals and holiday events, the main level can be available for pop-up kiosks or tables run by local entrepreneurs and artisans. The interior design can be open and plain, or uniquely designed and restored to a period décor from the original Smith shop built in 1886, or reminiscent of the turn-of-the century emporiums with decorative wood trim and wall color. With an eye towards the arts, funds may be available to offset the costs of lighting effects and enhancements, sound systems, wiring, or interior decoration.

**Top Level:** The top level provides approximately 750 square feet of needed, functional government storage space for the town. The space can be designed for limited access only, with provisions made for records storage, electronic equipment, or similar needs. A temporary work space can be designed to accommodate research, categorizing, etc.

- ✓ Alternatively, the top floor can be removed altogether - and the main floor height can be extended for an open gallery or performance area with enhanced lighting, and production value.

**Surrounding Venue:** The east side, main level entry area at Park Avenue can be a large, brick paved veranda. The veranda serves as the main entrance to the building, with improved front door access, and provides an inviting walkway from the parking lot. The north side landscape of the building running down Park Avenue to the corner of Main Street can be designed as a large, stepped brick terrace (including regulation-size steps) for pedestrian access, rest, relaxation, and viewing for parades or town events. The large terrace steps cascade down along the 9 foot wide, unused shoulder of Park Avenue, to Main Street. The terrace steps would add interest, maximize use of the remaining roadway, and provide an interesting community space. The south side asphalt area between the building and the Firehouse Businesses can be developed into a large tiered, community outdoor plaza or patio space. This large area can serve as a gathering space for customers to eat and relax, and serve as the continuing walkway from north Main Street, through the building, and directly to the Firehouse businesses. The hillside can be bolstered through the addition of a large retaining wall of a particular artistic design to

capitalize on Mt. Airy's history. Appropriate landscaping or terraced green-space can be incorporated therein.

**Building Concept**




Pedestrian Friendly Walkway Through Building  
 ADA Compliant  
 Public Restrooms



Outdoor Plaza & Dining Patio  
 Art Venue & Community Gathering  
 Historical Preservation

**Building Concept**



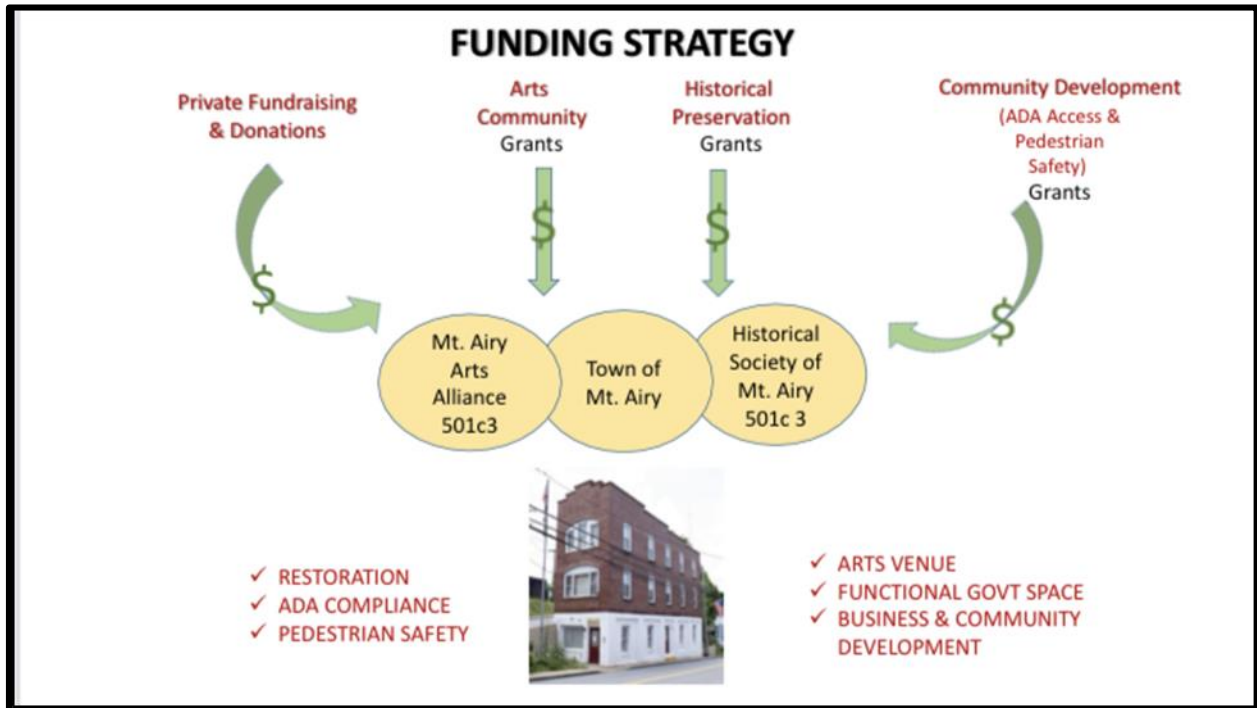
Main floor improved access  
 Disability Parking  
 Crosswalk from Park Ave sidewalk



Terrace steps for public rest  
 Parade/event viewing  
 Street Fairs & Festival Venue

**HISTORIC, UNIQUE, COMPLIANT, COMMUNITY STREETSCAPE, VENUE FRIENDLY**

## GRANTS & FUNDING SOURCES



While there are some programs specifically targeted at historic preservation projects, many preservation projects include cultural, arts, education, and environmental components that may qualify them for other types of funding. It is envisioned this project will enhance our community, promote tourism for business, and preserve a historical centerpiece surrounded by an artistic streetscape and community venue. As such, the project may qualify for funding from programs focused on the arts, community development, historic preservation, and related areas. There are many state and federal grant programs focused in these areas, but the project also expects to pursue fundraising from foundations, businesses and individuals in a variety of ways to generate funds. By forming an alliance between the town, and non-profit organizations such as the Historical Society and the Mt. Airy Arts Alliance, the pool of resources widens to maximize contributing funds and minimizing town expenses.

The following list provides examples of relevant grant and other funding programs at the Federal, State, and Private levels which may be applied for by Mt. Airy government or a participating non-profit organization, such as the Historical Society. Most programs would require financial and/or in-kind contributions from the applicants, and some programs are reimbursable grants which would require the up-front payment of expenses prior to reimbursement through the grant. Grant applications establish their own deadlines and due dates, and compliance with conditions and law, rule or regulation in accounting and the recording of expenditures. The below identified programs are not all inclusive, and other

programs may exist or otherwise contribute to the project. That is one reason why working in conjunction with a partner such as Preservation Maryland to assist with the identification of such programs can be helpful in this effort. Where noted below, the Smith Building project meets certain eligibility objectives established by each program. By inter-connecting the historic building renovation into a broader community development plan focused on these objectives, the pool of funding expands to help the town reduce expenses.

## **FEDERAL GRANT PROGRAMS**

### **DEPARTMENT OF TRANSPORTATION, TRANSPORTATION ALTERNATIVES PROGRAM**

The Transportation Alternatives Program (TAP) offers funding opportunities to local governments related to surface transportation, including pedestrian and bicycle infrastructure and safety programs, scenic and historic highway programs, landscaping and scenic beautification, and historic preservation.

#### **Available Funding**

Determined at State Level

#### **Mt. Airy Eligible Objectives**

- ✓ Construction, planning, and design of sidewalks, traffic calming techniques, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990
- ✓ Construction, planning, and design of infrastructure-related projects and systems that will provide safe routes for non-drivers, including children, older adults, and individuals with disabilities to access daily needs.
- ✓ Land acquisition is allowed for right-of-way or easements for pedestrians
- ✓ Acquisition of scenic easements and scenic or historic sites
- ✓ Landscaping and other scenic beautification
- ✓ Lighting is eligible for bicycle and pedestrian facilities.

### **SAFE STREETS AND ROADS FOR ALL**

This new \$5 billion competitive grant program at the Department of Transportation will provide funding directly to and exclusively for local governments to support their efforts to advance “vision zero” (Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all).

#### **Mt. Airy Eligible Objectives**

- ✓ Partnership with local Safety Task Force
- ✓ Traffic calming
- ✓ Plans to reduce crashes and fatalities, especially for pedestrians.

#### **Available Funding**



To be determined. Applications are expected to open in May 2022.

### **REBUILDING AMERICAN INFRASTRUCTURE SUSTAINABLY AND EQUITABLY (RAISE) GRANTS**

This existing competitive grant program at the Department of Transportation provides \$7.5 billion with an additional \$7.5 billion subject to Congressional approval in funding for road, rail, transit, and other surface transportation of local and/or regional significance. Applications will open in the first quarter of 2022.

#### **Mt. Airy Eligible Objectives**

Selection criteria includes:

- ✓ Safety
- ✓ Mobility
- ✓ Community connectivity.

### **NATIONAL ENDOWMENT OF THE ARTS, “OUR TOWN GRANT”**

(<https://www.arts.gov/grants-organizations/our-town/introduction>) The “Our Town” grant offers support in the areas of arts engagement, cultural planning, design projects, and projects that build knowledge about Our Town. Focus includes:

- ✓ A project involving or occurring near a district, building, or object that is at least 50 years old and therefore potentially eligible for inclusion in the National Register of Historic Places.
- ✓ The commissioning and installation of temporary or permanent outdoor furnishings such as benches or market structures or art such as a sculpture or mural.
- ✓ Design planning and services for projects that may involve a historic site, structure, or district.

#### **Available Funding**

These partnerships must involve two primary partners, as defined by these guidelines: A cultural/Arts Nonprofit organization & Local government entity. Cost share/matching grants range from \$25,000 to \$150,000, with a minimum cost share/match equal to the grant amount.

#### **Mt. Airy Eligible Objectives**

(Note: Construction, purchase, or renovation of facilities costs are ineligible) Projects focus on:

- ✓ Bring new attention to or elevate key community assets & local history
- ✓ Inject new or additional energy, resources, activity, people, or enthusiasm into a place, community issue, or local economy.
- ✓ Envision new possibilities for a community or place - a new future, a new way of overcoming a challenge, or approaching problem-solving.
- ✓ Connect communities, people, places, and economic opportunity via physical spaces
- ✓ Public art: A work of art that is conceived for a particular place or community, with the intention of being broadly accessible, and often involving community members in the process of developing, selecting, or executing the work.

- ✓ Design of cultural facilities: Design processes to support the creation of a dedicated building or space for creating and/or showcasing arts and culture.
- ✓ Public space design: The process of designing elements of public infrastructure, or spaces where people congregate (e.g., parks, plazas, landscapes, neighborhoods, districts, infrastructure, and artist-produced elements of streetscapes).

### **NATIONAL ENDOWMENT FOR THE HUMANITIES, PUBLIC HUMANITIES**

**PROJECTS** (<https://www.neh.gov/grants/public/public-humanities-projects>) Open to Organizations (Arts Alliance, Historical Society, MAMSA) which support the realization of interpretive exhibitions (both long-term and traveling), and the interpretation of historic sites. Projects should engage with ideas that are accessible to the general public and employ appealing interpretive formats. Public Humanities Projects support projects in three categories (Exhibitions, Historic Places, and Humanities Discussions). Locally focused projects should address topics that are of regional or national relevance by drawing connections to broad themes or historical questions (i.e., Mt. Airy & America’s First Railroad)

#### **Available Funding**

Maximum award amount Planning: \$75,000. Implementation: \$400,000 (+additional \$100,000 for Positions in the Public Humanities if you choose to apply for one).

Application available June 1, 2022. Application due August 10, 2022. Expected notification date April 15, 2023. Project start date May 1, 2023

### **PRESERVE AMERICA GRANT PROGRAM**

Although the Preserve America Grants Program is not currently funded, the program is authorized in legislation. When available, the funds support communities that have demonstrated a commitment to preserving, recognizing, designating, and protecting local cultural resources. Grants are available to assist local economies find self-sustaining ways to promote and preserve their cultural resources through heritage tourism. Grants will be awarded through a competitive process and each grant will require a dollar-for-dollar, non-Federal match, which can be in the form of cash or in-kind donated services for grant-assisted work. The grant and the non-Federal match must be expended during the grant period (1 to 2 years). The minimum grant request is \$20,000 Federal share (resulting in a total project cost of \$40,000). The maximum grant request is \$250,000 (resulting in a total project cost of \$500,000). Eligibility: Preserve America grants support planning, development, and implementation of innovative activities and programs in heritage tourism such as surveying and documenting historic resources, interpreting historic sites, planning, marketing, and training. Successful applicants will emphasize creative projects that promote and preserve the community’s cultural resources. Successful projects will involve public-private partnerships and serve as models to communities nationwide for heritage tourism, education, and economic development. Contact: National Park Service.

## STATE GRANT PROGRAMS

### STATE OF MARYLAND COMMUNITY DEVELOPMENT BLOCK GRANT

The Maryland Community Development Block Grant Program (CDBG) is a federally funded program designed to assist county and municipal governments with activities directed toward neighborhood revitalization, housing opportunities, economic development and improved public facilities and services. Funds will be awarded through two categories - Community Development and Special Projects. DHCD will award funds for projects from the Community Development category through an annual competition. DHCD will award funds for projects from the Special Projects category on a “first come, first serve” basis. State Fiscal Year 2022 (July 1, 2021 – June 30, 2022).

#### Mt. Airy Eligible Objectives

- ✓ Reconstruction, and rehabilitation of buildings and improvements which aid the prevention or elimination of blight “on a spot basis”
- ✓ Revitalizing older neighborhoods and established communities
- ✓ Directing growth to existing population centers (Downtown)
- ✓ Removal of material and architectural barriers which restrict mobility and accessibility of elderly or handicapped persons. (Note: Improvements to buildings used for the general conduct of government are ineligible per federal regulations. ***The exception is ADA improvements to public buildings that are used by the public***)

#### Available Funding

The State of Maryland will receive \$8,100,713 for SFY 2022/FFY 2021. The award will be divided into the following categories:

- ✓ Community Development (82% - \$100,000) \$6,542,585
- ✓ Special Projects (15%) \$1,215,107

#### Requirements

- ✓ The applicant is an eligible non-entitlement jurisdiction which is a municipal government with a population under 50,000 or a county government with a population of less than 200
- ✓ The proposed activities are eligible under Title I of the Housing and Community Development Act of 1974, as amended
- ✓ The proposed project meets a national objective as required under 24 CFR Part 570
- ✓ The project is located in a Maryland Priority Funding Area, except for public services

### MARYLAND HISTORICAL TRUST, HERITAGE AREA GRANT

Mt. Airy is located in the “*Heart of the Civil War*” Heritage Area. Financial incentives for the Maryland Heritage Areas Program are awarded by the Maryland Heritage Areas Authority (MHAA). The MHAA Grant Program is a source of funding designed to assist and encourage historical preservation and economic development through heritage tourism within Heritage areas. Heritage area grant awards are made from the Maryland

Heritage Areas Authority Financing Fund, a non-lapsing, revolving fund into which up to \$6 million is deposited annually. To apply, an organization must meet one of the following criteria:

- ✓ Located within the boundaries of a certified Heritage Area, or
- ✓ Project that takes place within the boundaries of a certified Heritage Area.

### **Available Funding For Capital Projects / Targeted Investment Projects**

Grant drafts and deadlines are prior to March 1. \$5,000 - \$100,000. (Up to 50% of the average of two recent appraisals of the subject property). Should allow for contemporary use while retaining historical, architectural and cultural character of building. MHAA funds capital projects that support and create heritage tourism infrastructure including acquisition, development (construction), rehabilitation, and restoration of real properties and funds pre-development planning for capital projects. Relevant examples of Capital Project Types:

- ✓ Acquisition, Development, Rehabilitation, Restoration, Pre-Development
- ✓ Repair or alteration of an existing building, structure, or site
- ✓ New Construction for heritage tourism purposes
- ✓ Trail Construction (in possible conjunction with pedestrian traffic through downtown)
- ✓ Returning a property to a state of utility
- ✓ Plans and specifications
- ✓ Fees for architectural design and engineering

### **MARYLAND HISTORICAL TRUST - HISTORIC PRESERVATION CAPITAL GRANT**

The Historic Preservation Capital Grant Program promotes the acquisition, restoration, and rehabilitation of historic properties in Maryland. The Program offers assistance to non-profit organizations and local jurisdictions. *Eligible properties are limited to those which are listed in or determined eligible for the National Register of Historic Places, either individually or as a contributing structure within a district.*

#### **Available Funding**

The program typically receives an annual appropriation of \$600,000 for grants per year. Applications for the Historic Preservation Capital Grant Program are typically available on February 1 and due in mid-March, with decisions made by July every year. Individual grant awards will range from a suggested minimum of \$10,000 to a maximum of \$100,000. An applicant entity must only submit one application per property; however, each applicant entity may submit separate applications for individual properties.

#### **Mt. Airy Eligible Objectives**

Capital projects that promote the preservation of historic properties are eligible for assistance. Relevant Projects may include:

- ✓ Rehabilitation or restoration work on a historic structure.
- ✓ Pre-development costs that are part of a construction project (historic structure reports, architectural plans, specifications, and construction documents)
- ✓ All properties must be eligible for or listed on the Maryland Register of Historic Properties, either individually or as a contributing structure within a district.

- ✓ The property owner must convey a preservation easement to MHT to ensure that a property's historic and cultural value will be protected in perpetuity

### **THE MARYLAND HISTORICAL TRUST, THE HISTORIC PRESERVATION LOAN PROGRAM**

(<http://mht.maryland.gov/loans.shtml>) This program provides loans to nonprofit organizations, local jurisdictions, business entities, and individuals to assist in the protection of historic property. Loan funds can be used to acquire, rehabilitate, or restore historic property listed in, or eligible for listing in, the National Register of Historic Places. They may also be used for short term financing for studies, surveys, plans and specifications, and architectural, engineering, or other special services directly related to pre-construction work. The assisted property must be listed on or eligible for listing on the National Register. A preservation easement on the assisted property must be conveyed to MHT.

### **CERTIFIED LOCAL GOVERNMENT GRANT PROGRAMS**

The Certified Local Government (CLG) Grant Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service and the State Historic Preservation Office. The Historic Preservation Fund is the funding source for preservation assistance grants to the 50 states and more than 2,000 local governments, and hundreds of nonprofits. The fund is authorized at \$150 million per year. By certifying your local community as a CLG, you will be able to access the portion of Federal funds set aside by each State for just CLGs annually. Being a CLG also shows your community's commitment to keeping what is significant from the past for future generations. As a certified town, city, or county seeking other opportunities, it becomes easy to demonstrate a readiness to take on a preservation project and be successful. Most communities are eligible.  
<https://www.nps.gov/subjects/clg/index.htm>

### **MARYLAND SUSTAINABLE COMMUNITY PROGRAM**

Mt. Airy was designated in 2012. The Sustainable Communities Act of 2010 established a shared geographic designation to promote efficient use of State resources based on local sustainability and revitalization strategies. The program consolidated geographically targeted resources for historic preservation, housing and economic development under a single designation. The designation places special emphasis on infrastructure improvements, multimodal transportation and development that strengthens existing communities. In part, the 2010 Sustainable Communities Act defines Sustainable Community Areas as places where public and private investments and partnerships achieve Protection and appreciation of historical and cultural resources and to better support comprehensive strategies for development and revitalization.

#### **Eligibility**

The Sustainable Community designation is a threshold requirement for application to certain state programs including the Community Legacy fund. The Community Legacy program

provides local governments and community development organizations with funding for essential projects aimed at strengthening communities through activities such as commercial revitalization. Relevant Projects/activities include streetscape improvements and commercial façade improvement programs, Real estate acquisition.

## **PRIVATE/NON-PROFIT GRANT PROGRAMS**

### **HERITAGE FUND GRANT (THROUGH PRESERVATION MARYLAND)**

The Heritage Fund is a cooperative effort of Preservation Maryland and the Maryland Historical Trust. Historic sites, buildings, districts, objects, and archaeological resources are all eligible for funding. Non-profit organizations and local jurisdictions are eligible to apply. Eligible projects fall into three general categories: education and research, planning and feasibility, and repair and rehabilitation.

#### **Mt Airy Eligible Objectives**

- ✓ Stabilization or acquisition of endangered historic properties
- ✓ Feasibility studies, architectural plans, structural assessments, and historic structure reports
- ✓ Planning efforts related to resource preservation

#### **Specifications for Fiscal Year 2022**

The minimum grant is \$1,000 and the maximum grant is \$10,000. Application deadlines are March 18 and September 16, 2022.

#### **Mt Airy Project Related Criteria for Grant Awards**

- ✓ Relative historical and cultural significance of the resource(s)
- ✓ Administrative capability of the applicant
- ✓ Extent to which the project stimulates or promotes other preservation activities
- ✓ Demonstrative and innovative value of the project
- ✓ Extent to which the project leverages other sources of financial assistance
- ✓ Readiness of the applicant to initiate and complete the project

#### **Terms**

- ✓ Reimbursable Grant.
- ✓ 10% cash/in-kind match
- ✓ Any materials or publicity produced in relation to the project must include the following citation: "Funding for this project was provided in part by Preservation Maryland and the Maryland Historical Trust." Copies of the materials should be submitted to Preservation Maryland.
- ✓ Grant award recipients may apply for the same project or site one year after the award date.
- ✓ Projects must be completed within one year of grant approval.

- ✓ Award recipients must submit a brief recap of their project and at least two photos of completed bricks and mortar projects or alternate forms of documentation for other projects.

**THE 1772 FOUNDATION GRANT**

The Foundation ([www.1772foundation.org](http://www.1772foundation.org)) seeks to preserve and enhance American historical entities for future generations to enjoy with particular interest in farming, industrial development, transportation and unusual historical buildings. Grant funding will be made available for historic properties redevelopment programs throughout the United States. Organizations must have a 501(c)(3) IRS designation. The maximum grant amount is \$250,000. Typical grants have been in the \$50,000-\$75,000 range. (Feasibility studies typically range from \$10,000-\$20,000.)

**THE JOHANNA FAVROT FUND**

For Historic Preservation for projects that contribute to the preservation or the recapture of an authentic sense of place.

**THE CYNTHIA WOODS MITCHELL FUND**

For Historic Interiors which assists in the preservation, restoration, and interpretation of historic interiors.

**SUMMARY TABLE OF FUNDING OBJECTIVES**

Program	Max Amount	Match	Focus	Zone
Fed TAP	TBD	TBD	Safety & ADA Compliance	Walkway & Plaza
Safe Streets	\$5B Program	TBD	Safety & ADA Compliance	Walkway & Plaza
RAISE	\$14.5B Program	TBD	Safety & ADA Compliance	Walkway & Plaza
Our Town	\$150,000	100%	Artistic Design	Building & Plaza
Humanities	\$400,000		Artistic Design	Building & Plaza
Preserve America	\$250,000	100%	Heritage Tourism	Building & Plaza
MD Block Grant	\$8.1M Program	TBD	Safety & ADA Compliance	Walkway & Plaza
Heritage Area	\$100,000	TBD	Historic Preservation	Building
Pres. Capital	\$100,000	TBD	Historic Preservation	Building
Cert. Local Govt	\$150M Program	Participation	Historic Preservation	Building
Sustainable Com.	TBD	Participation	Economic Development	Building & Plaza
Heritage Fund	\$10,000	10%	Preservation	Building
Private Grants	Varied	TBD	Preservation	Building

## PROJECT OUTLINE

Once the town commits to a preservation path and a task-force appointed (if deemed necessary), the task-force will work with Preservation Maryland, the Town of Mt. Airy, and participating non-profit organizations to establish a detailed plan and schedule for fundraising and pre-construction assessments needed to move forward, as follows:

### 1. **FUNDING & PARTNERSHIPS:** The task-force will:

- Connect with Preservation Maryland to map out both a funding and pre-construction strategy.
- Work with the Town of Mt. Airy to identify budget constraints and restrictions, and projections for grant-matching requirements in upcoming fiscal years.
- Work with the Town of Mt. Airy to identify any other advantages or requirements for grant application submissions, such as a *Certified Local Government* designation, or the commission of a *Safety Task Force*, or similar designations which can be advantageous in certain grant applications or requests for funding.
- Work with the State of Maryland and representatives to explore municipal bond funding requirements and other criteria to capitalize on any state loan programs or finance options.
- Participate with non-profits to explore and prepare for particular requirements (such as financial audits, or designation status, etc.) which may be necessary for future grant applications.
- Work through the participating non-profit organizations to solicit donations from private individuals, businesses, and foundations to fund the project and offset town expenses.

### 2. **PRE-CONSTRUCTION PLANNING:** The task-force will:

- Work with the Town to identify and approve all practical uses of the space and to conduct a functional use or ***Feasibility Study*** if necessary (in conjunction with other assessments herein).
- Explore other partnerships in funding with other participants who may be able to provide an income stream based on a functional use: (i.e., there may be other organizations in the community that might want to share the space and become partners in this project to host gatherings, special events, club meetings, classroom, retail, etc.)



- Work with the Town and partners to determine the need for a **Historical and/or Architectural Assessment** to determine the history, survey, historical designation, method of construction, builders and architectural background (if necessary) for planning, permits, and future funding requests.
- Work with the Town and partners to determine the need for any further **Conditions Assessment** (Two assessments have been completed already - one titled a *Structural Assessment Report* conducted by Columbia Engineering, Inc., in 2012, and another titled a *Preliminary Structural Evaluation* report conducted by SGH Engineering, Inc., in 2022, both of which were visual inspections only without sophisticated observations or testing methods).
- Work with the town and Preservation Maryland to conduct a **Physical Assessment or Engineering Examination**, through a variety of experts, to help fully test and assess the building's structural condition (using sophisticated observations and testing methods) to determine the merits and structural capabilities of the building to withstand and serve it's intended functional use (i.e., Pedestrian walk-way, public/town use, etc.) based on the Feasibility Study. Such studies may be needed for funding applications.
- Work with the town and Preservation Maryland in securing an Architect or architecture firm with a specialty in historic renovations, to develop the designs and plans, and to facilitate appropriate charettes and related designs. Such plans may be needed for funding applications.
- Work with the town and Preservation Maryland in securing a General Contractor specializing in historic renovations to manage the timeline, permitting, and all relevant aspects of planning, surveying and the steps necessary during the construction phase.

**3. CONSTRUCTION PHASE:** With a General Contractor and the Town of Mt. Airy engaged at this stage, it is anticipated there would be limited upfront or active participation by any task-force other than to facilitate funding coordination between all partners. This second stage of construction is when the project finally breaks ground. Crews get the site ready by grading the property, digging or drilling for a foundation plaza, retaining wall, walkways, etc., in conjunction with the renovation and modifications to the building. The general contractor, architect, engineer, and surveyor are all still involved at this stage, but different types of subcontractors also enter the mix. The excavation, earthwork, drilling, utilities, concrete, framing, and scaffolding subs are usually on-site and working together to get the concrete poured and the foundation ready for building of the rough framing, exterior construction, mechanical/electrical/plumbing, and finished interior. Building would most likely be in coordination with the surrounding venue and artistic design and walkway.

## CONCLUSION

The historic Smith Building is worth restoration and, in conjunction with a community plaza and an emphasis on arts & local history, can be open to a wide variety of funding sources to help minimize town expenses. The completed area can serve as a geographical and cultural centerpiece to Mt. Airy, capitalizing on its history and lore, while serving as a draw for historical tourism, gathering, dining, and commercial revitalization. By partnering with other non-profit organizations, and exploiting the expertise of Preservation Maryland as a preservation consultant, the Town of Mt. Airy would have access to greater funding and resources, at less expense, than it might otherwise have if it pursued other options solely at town expense.

As stated before, our community's investment in historic preservation is a critical component in its quality of life and economic development. Preservation spurs economic and retail growth and job creation, and directly contributes to keeping our town a wonderful place to live and raise a family. There is intrinsic and commercial value in the preservation of the Smith Building in a manner which preserves the structure for public use, serves as a functional government work space, improves pedestrian accesses and ADA compliance in and around the building, and serves as a community gathering place and arts venue. In conclusion, the most cost-efficient solution with the best long-term benefit, is to preserve the historic Smith Building in the manner discussed herein.