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# FEASIBILITY STUDY FOR FUTURE USE OF THE BOSTWICK PROPERTY

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UNIVERSITY OF MARYLAND  
SCHOOL OF ARCHITECTURE, PLANNING, & PRESERVATION  
GRADUATE PROGRAM IN HISTORIC PRESERVATION  
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*Current view of Bostwick, looking east, Fall 2011.*

## ACKNOWLEDGEMENTS

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We would also like to thank the our stakeholders for their assistance in getting to the heart of what Bostwick is all about. In addition to our meetings with the Town of Bladensburg and the University of Maryland, we spoke with representatives from the Bostwick Partners, Maryland Historic Trust, Aman Memorial Trust, Port Towns Community Development Corporation, Prince George's County Historic Preservation Commission, Prince George's Heritage, Anacostia Watershed Society, Anacostia Trails Heritage Area, and Prince George's County Historical Society.

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*View of Bostwick, looking northwest, circa 1890.*

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*View of garage and stable, looking east, Fall 2011.*

# INTRODUCTION

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Since its construction in 1746, Bostwick has been a constant presence in Bladensburg, Maryland. It has survived as a standing structure with several acres of intact historic landscape, while the built environment of the surrounding area has evolved. The original structure, many of the historic outbuildings, and the landscape remain, but throughout its history Bostwick's buildings and landscape have changed in appearance, function, and its relationship to the local community. Today, the property is physically deteriorating, and damage from the August 2011 earthquake has only made the situation worse. It has become a problem for both its owner, the Town of Bladensburg, and the greater preservation community. All involved are interested in Bostwick's survival, and all agree that its potential future use could be the cornerstone in Bladensburg's continuing development.

As part of an ongoing relationship between the University of Maryland and the Town, this studio project was developed to explore recommendations for a new use of Bostwick. The recommended scenario builds upon the strengths of the Bladensburg community and the unique heritage of Bostwick.

Over the past 10 years, a number of studies were commissioned by the Town and other groups to plan for the preservation and use of Bostwick, but so far a plan for new and viable use has not been executed at the site. Though these reports have merit, none adequately address the diverse values, unique history, and connection to the community that are key to the future of Bostwick. We believe that if Bostwick becomes more relevant to the neighborhood and community, the building and the landscape have a better chance to be preserved in the long-term. Due to the current physical condition of the property, the time to act is now or Bostwick could be lost. If conditions are left to deteriorate further, the Town could be subject to legal ramifications due to easements on the property.<sup>1</sup>

This report is divided into two parts: (1) Research & Assessment and (2) Recommendations. Part 1 details all of our research, including the past and present context of both Bostwick and greater Bladensburg, previous preservation efforts and studies, stakeholder values, and comparable sites. All of this data informs Part 2 of this report, which contains our recommendations for the future use of Bostwick.

Bladensburg is fortunate to own a resource with such potential as Bostwick. It is one specific property, with one specific history, but it can serve as a model for other historic sites seeking rehabilitation and new uses. Our team hopes to build upon Bladensburg's history to create a Bostwick that survives and thrives into the 21st century. What sets this report apart from the others is that the recommendations were constructed around the community's values. By taking these values into account, we are able to build upon the community's current needs to create a Bostwick that is once again relevant.

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<sup>1</sup> A more detailed discussion about the easements can be found on page 18.

# METHODOLOGY

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1. Identification of Studio Purpose
2. Definition of Project Goals and Objectives
  - Involvement of Stakeholder Groups
    - Identification of Interested Parties
    - Interviews with Key Stakeholder Groups
3. Identification of Comparable Sites
4. Inventory
  1. Review of Previous Preservation Efforts
  2. Assessment of Existing Conditions
  3. Review Planning and Regulatory Framework
    - Zoning
    - Easements
5. Analysis
  - Historical Analysis
    - Analysis of Town Development
    - Analysis of Bostwick Site Development Relative to the Town
    - Analysis of House and Grounds Development
  - Physical Analysis
    - Assessment of Existing Site
    - Assessment of Local Context
  - Stakeholder Values Analysis
    1. Distillation of Expressed Values
    2. Values Compilation
6. Concept Development
  - Revision of Statement of Significance
    - Identification of Themes
  - Determination of Key Values
7. Alternative Scenario Generation
  1. Analysis of Strengths and Weaknesses for Each Scenario
  2. Feasibility Analysis for Each Scenario
  3. Scenario Recommendation
8. Recommended Scenario Program Development
  - Consultation with Experts
9. Physical Planning
  - Determination of Existing Structure Usage
  - Determination of New Construction Requirements
  - Assessment of Landscape Use
  - Development of Master Plan
10. Administrative Planning
  - Potential Partner Identification
  - Financial Analysis
  - Development of Implementation Strategy
11. SWOT Analysis



PART 1  
RESEARCH & ASSESSMENT

# PART ONE

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# Part 1: Research and Assessment

Part 1 of this report, details the research that was used to inform the recommendations made in Part 2. Our team studied and analyzed the past and present context of both the Bostwick property and the Town of Bladensburg, previous preservation work, stakeholder values, and comparable sites in order to understand the strengths and concerns at the site, and in order to build plans for a new Bostwick that takes those into account.

## PAST CONTEXT

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Bostwick's current position and relationship to the Town is the direct result of Bladensburg's physical and cultural development. There are two historic themes that are particularly important to our study. First, Bladensburg has maintained its position as a center of industry since its early days as a Port Town and continues to support a strong industrial business district. Second, Bladensburg began as an immigrant community and, was founded by immigrants. Due to its proximity to Washington, DC, and the lower cost of living relative to neighboring communities, the Town continues to attract immigrant families from around the world.

The most feasible and compelling use for the property will be derived from its historic and contemporary evolution. This section will explore Bostwick's significance through the context of the development of the Town, the development of the house and grounds, and the impact of each of these processes on one another.

## THEMES

As was the case for most colonial development during the 18th-century, Bladensburg was a Town built by immigrants. In 1742, when Christopher Lowndes purchased some of the first lots issued under the Town's establishment act, he was newly immigrated from England. On these lots, he established his plantation home, Bostwick.

At that time, tobacco production was flourishing in the Mid-Atlantic and Lowndes helped Bladensburg to become a certified tobacco inspection port. Due in part to Lowndes' ingenuity, Bladensburg became one of the most important and wealthy ports in the Americas, which continued to draw new immigrants seeking jobs. The workers on Lowndes' plantation were mostly enslaved people. They were forced immigrants, but immigrants nonetheless, and they were there to lay the foundation of what the Town would later become. To accommodate its thriving port, many supportive industrial businesses also developed in Bladensburg.

As we will discuss in the next few sections, during the 19th century, the Port closed and Bladensburg's development stagnated, despite the new development of the railroad. Around this same time, nearby Hyattsville was incorporated and began attracting Washington's upper-middle class. Because of their close proximity, Bladensburg was forced compete with Hyattsville to attract residents and business owners. The Town's economic struggles impeded the services the Town could provide and lowered the cost

of living, so Bladensburg continued to attract less affluent immigrant families, typically looking for industrial jobs.

By the mid-twentieth century, the Town had become a largely residential suburb of Washington, DC, although it retained a major industrial sector in what was once the port. Continued industrial and construction trades development in the 20th century was an economic driver for the Town, and continues into the present. The current community is made up of a myriad of people who come from all parts of the world, and call Bladensburg home.

## DEVELOPMENT OF THE TOWN

Bladensburg's history can be seen in three main phases: 18th century development around the port, 19th century development around the railroad, and 20th century development around the roadways. It is evident that the previously discussed themes of immigration and industry are present through all phases.<sup>2</sup>

The first phase of development began in 1742, when Bladensburg was established at the confluence of two branches of the Anacostia River. The port of Bladensburg became one of the busiest in America through the 18th and early 19th centuries, and thus the Town, became a major transportation corridor for the region. As a result, the Town's main development concentrated along the river.

During the Battle of Bladensburg, in the War of 1812, British troops marched down Lowndes' Hill, through the Bostwick property, catching the US troops in Bladensburg by surprise. The American forces were not able to hold off the British, and were forced to retreat. The British marched on, ultimately to burn Washington.

By 1825, the Port of Bladensburg became impassable to large ships due to silt buildup, and so the Town's days as a thriving seaport effectively ended. However, only a few years later, in 1832, the Baltimore and Ohio Railroad completed its main line, passing through Bladensburg, initiating the second phase of development.

Initially, because of security concerns, Congress refused to allow trains to travel directly into Washington. This worked to Bladensburg's advantage, as it kept transportation and commerce flowing through the Town on the way into the District. But this would be short-lived, as Congress lifted the ban in 1835, allowing passengers to continue directly into the Washington, thus fewer people were travelling through the Town center.

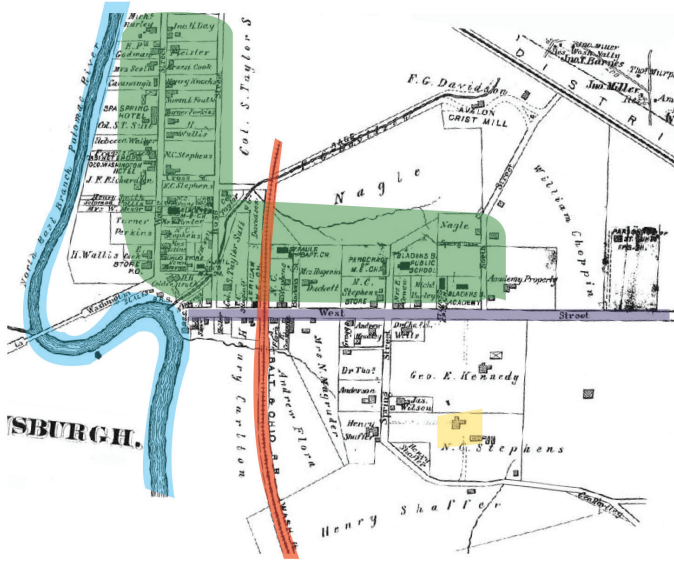
The third phase begins in the 20th century when Bladensburg again benefitted from its proximity to Washington, DC. After the Second World War, and with the mass-production of cars, people began moving en masse from the cities to the suburbs. This was reflected in Bladensburg when the Town experienced substantial residential growth as a suburb of Washington. At the same time, the Town center shifted significantly east along Annapolis Road, to a location between the newly constructed Kenilworth Avenue and Baltimore-Washington Parkway. Figure 1-1 shows Bladensburg through the 18th, 19th, and 20th centuries. Over time, Bostwick further away from the center of town.

<sup>2</sup> The following is based upon the UMD Market Square Studio Report, Kees DeMooy's study, *Bostwick Research Materials*, and Kathleen Manicke's report, *A Building at Risk*. For more information on each, see the Annotated Bibliography on page 50.

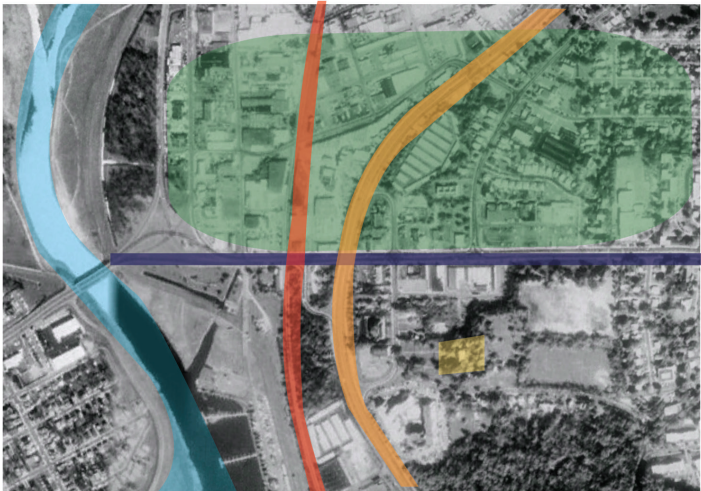




**1782**  
 Annapolis Road  
 Anacostia River  
 Town Development  
 Bostwick



**1878**  
 Annapolis Road  
 Anacostia River  
 B&O Railroad  
 Town Development  
 Bostwick



**1989**  
 Annapolis Road  
 Kenilworth Avenue  
 Anacostia River  
 B&O Railroad  
 Town Development  
 Bostwick

Figure 1-1: The Three Phases of Bladensburg Development

## DEVELOPMENT OF THE HOUSE AND GROUNDS

After Christopher Lowndes purchased the land that would become Bostwick, he built a two-and-a-half story brick house, which was completed by 1746. It was one of the largest and most opulent homes of the time period. Lowndes lived in the house with his family until his death in 1785.

In 1781, Christopher's daughter, Rebecca Lowndes, married Benjamin Stoddert, who would later be appointed by President John Adams as the first Secretary of the Navy. The couple owned and occupied the Bostwick property until Stoddert's death in 1813. He is credited with adding the separate kitchen building off the northeast corner of the main house. Structural issues of the house were apparent even then, as Stoddert also added the buttress on the south end of the house.

Through the 19th century there were several other owners and inhabitants of the house, including William Knight (1816 to 1822) and the Stephen Family (1822 to 1881), who added the rear porch and replaced several outbuildings. The terraced front lawn may be original, but dates back at least to this time period.

The Kyner family purchased the Bostwick property in 1904. They are responsible for the addition of the Greek Revival front porch, and the Colonial Revival updates to the windows and doors on the main house, as well as construction of the garage and other changes to the outbuildings. Susanna Kyner Christofane inherited the home in 1930 and lived there until her death in 1993. Her daughter H. Susanna Christofani Yatman sold the Bostwick property to the Town of Bladensburg in 1997. The Town has owned it ever since.

## DEVELOPMENT OF BOSTWICK RELATIVE TO THE TOWN

As the center of town development shifted over time, Bostwick's position in the community also shifted. Originally, the importance of Bostwick's location lay in its proximity to the Anacostia River. But when river silted up in the mid-19th century, the large ships could no longer travel into the port and it was closed. There was always a visual connection that Bostwick shared with the port, but as the port became less important, so did the viewshed.

When the Baltimore and Ohio Railroad placed tracks through Town, it created the first physical barrier between Bostwick and the Anacostia River. The second physical barrier between Bostwick and the Anacostia River is Kenilworth Avenue Bridge, just a block from the property, built in 1901. This shifted Bostwick further from the center of town, and the bridge obscured the viewshed to the River almost completely.

Though most of the residents of the house have been private citizens, Susanna K. Christofane and H. Susanna Christofani Yatman both served as mayor of the Town from 1975 to 1985 and from 1993 to 1995, respectively. When it was sold to the Town in 1997, the property became a public entity.

## PRESENT CONTEXT

---

If a sustainable use of the property is energetically and creatively pursued, Bostwick can become the centerpiece of what our team is referring to as the fourth phase of development in Bladensburg. This section evaluates Bostwick in its current context, considering the existing town demographics, physical conditions, and current regulatory controls to determine the opportunities and strengths inherent to Bostwick and the community.

### RESIDENT CHARACTERISTICS

In this study, we are not only thinking of what is best for Bostwick, but also how Bostwick can best fit as a community resource. Bladensburg is a small town, but full of diversity, and we want Bostwick to reflect what the community wants and needs. Below are the demographics of the Town that have helped us to better understand the characteristics of its residents.

- Bladensburg has approximately 9,000 residents.
- The population is approximately 65% African-American, 24% Latino.
- 22% of residents are foreign-born.
- 32% of residents have a high school degree, while only 9.6% have received a bachelor's degree.
- 18% of males in Bladensburg work in the construction industry.
- Industrial businesses in Town pay a 30% premium on rent, but industrial buildings have a 1% vacancy rate, indicating the success of the industrial sector.
- The Town has an unemployment rate of 9.1%.

### SITE ANALYSIS

We analyzed the current conditions of Bostwick relative to its surroundings, and within property boundaries.

#### LOCAL CONTEXT

The retail space immediately adjacent to Bostwick is particularly significant as multiple stakeholder groups indicated that this is the focus area for future investment within the Town. It is considered to be Bladensburg's commercial center. Bostwick's proximity to the commercial center is a potential asset for the future of the site.

Although some key views directly onto the property have been preserved for its neighbors, Bostwick is bounded on all sides by topography and vegetation, effectively isolating the property from the nearby residential, commercial community, and from the neighboring elementary school.

Existing circulation routes are mostly paved roads. Non-automobile modes of transportation, such as bicycling and walking are difficult and sometimes dangerous. A thoughtfully designed system of pedestrian and bicycle paths could facilitate additional transit types and create opportunities for interconnected uses between Bladensburg's historic properties, elementary school, residential housing along 48th Street, and commercial center.

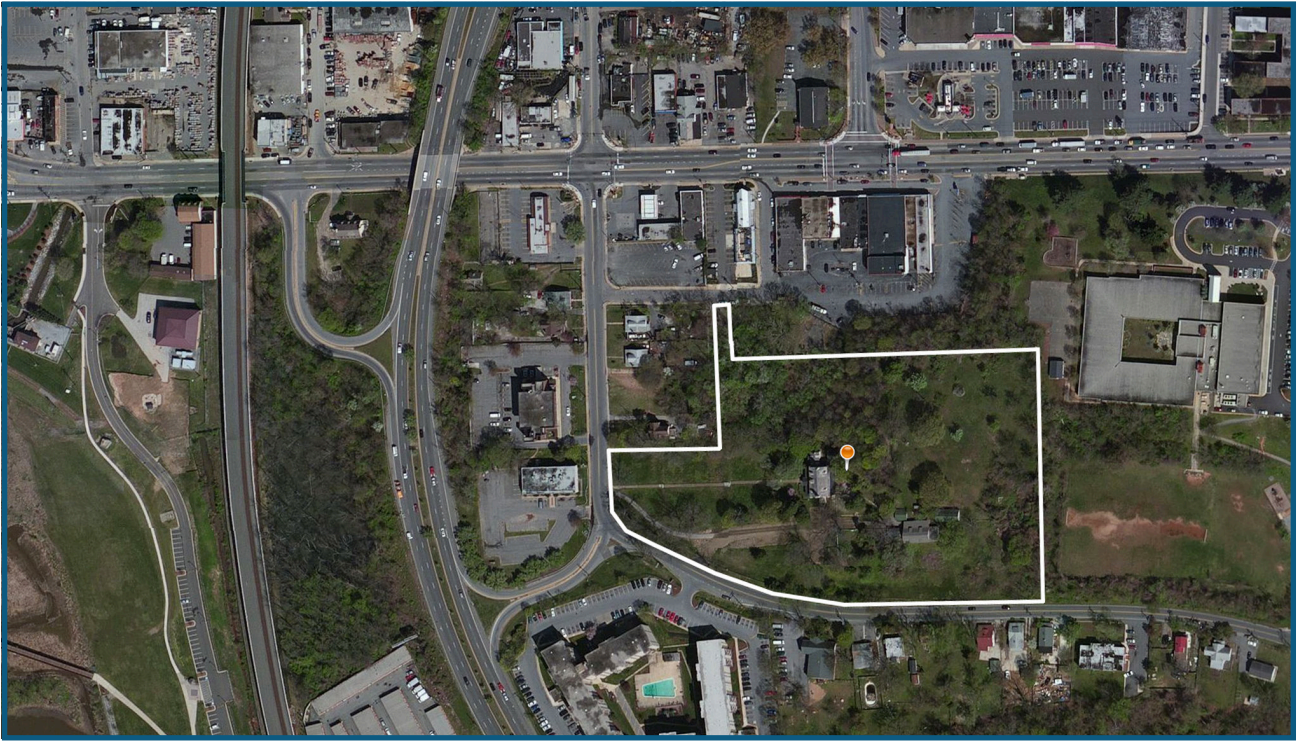
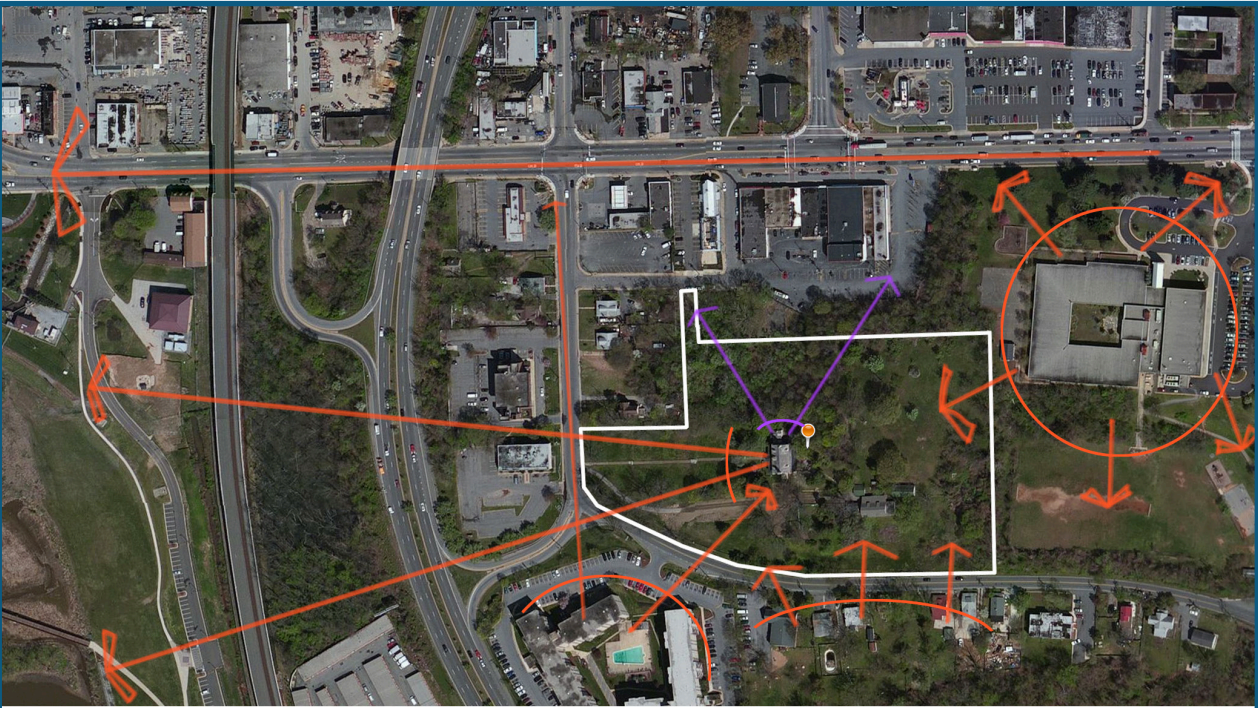


Figure 1-2: Bostwick Property Within Neighborhood Context





-  Existing
-  Potential/Desired

Figure 1-3: Bladensburg Visual Connections

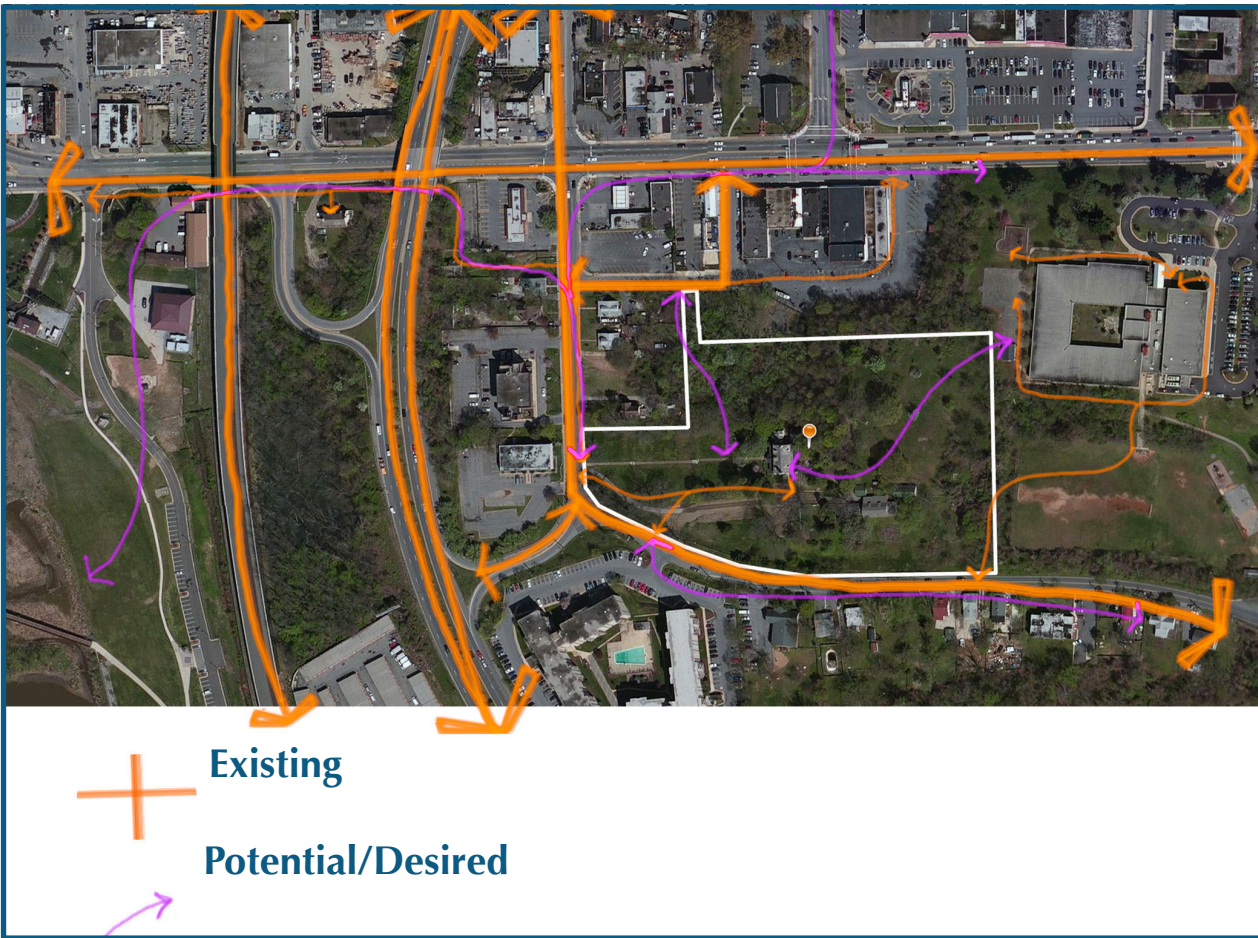


Figure 1-4: Circulation

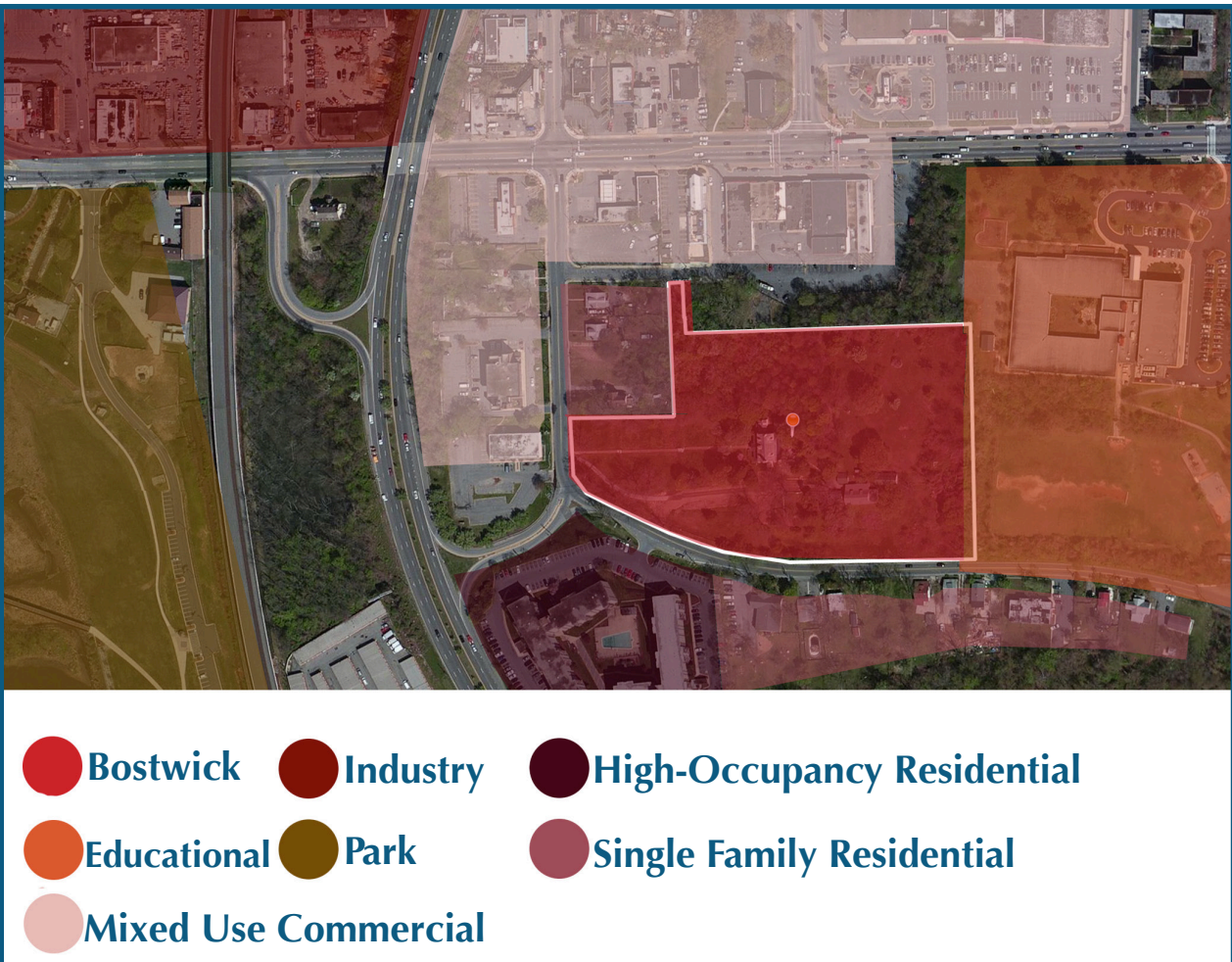


Figure 1-5: Spatial Functions

## BOSTWICK PROPERTY

The Bostwick House, outbuildings and landscape are intricately connected, creating indoor, outdoor and transitional spaces. As the property is redeveloped, it is likely and, in some cases desirable, that the existing spatial organization will change and become even more interconnected.

Bostwick's architectural elements of note include the main house, stable, bank barn, chicken coop, and spring house. Within the landscape, the walkway and stairs that lead to the main entrance of the house are significant because of the historic, axial connection of Bostwick to the Port of Bladensburg and the stone steps that were salvaged from the US Capitol building.

Leading from the western edge of the property to the main house are a series of terraced lawns, which define the entrance to the property and are a significant feature of Bostwick's historic landscape. Additional elements of the landscape that, with restoration, will contribute to the significance of the site include: the historic orchard at the northeast corner of the property, the pond, and the formal and kitchen gardens. The gardens contain several mature boxwood hedges that have their own historic importance.

Some major views within the site have been maintained, such as the view from the house across the terraced lawn. From the hill at the northeast corner, visual connections are currently blocked by vegetation, but could (and did) exist in multiple directions out of and into the property. By capitalizing on these visual connections, not only is it possible to enhance the historic character of the property, but also to figuratively situate Bostwick within the community as a prominent feature atop a major topographic rise, overlooking the commercial center of the town.

While the current circulation system is dynamic around the house and major outbuildings, most of the outdoor space of the property remains largely unused. As alternative use scenarios are explored, it will be necessary to evaluate how best to incorporate new pedestrian and vehicular paths into the site, including the possibility of connections with Bladensburg Elementary School and Quincy Place.



*Bostwick Grounds, Fall 2011.*



Figure 1-6: Site Plan: Buildings, Topography, and Landscape



Figure 1-7: Bostwick Visual Connections

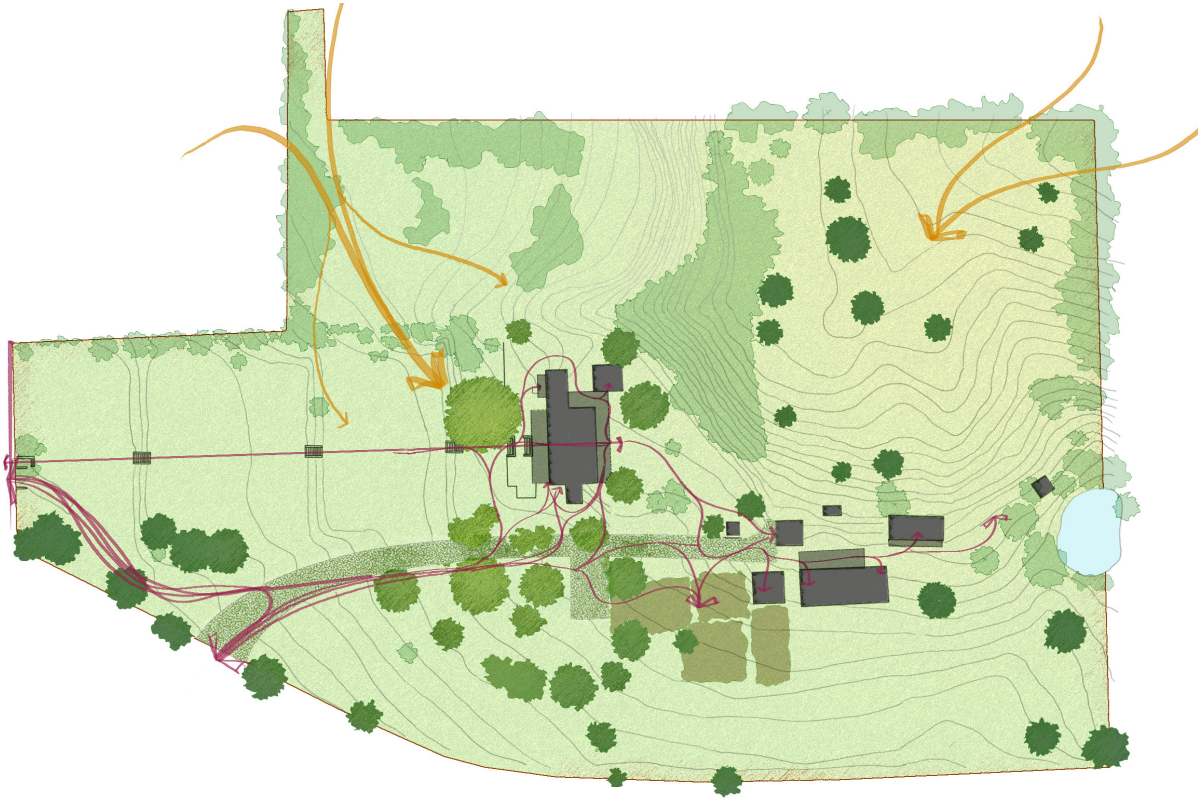


Figure 1-8: Paths

 **Desired**
 **Existing**

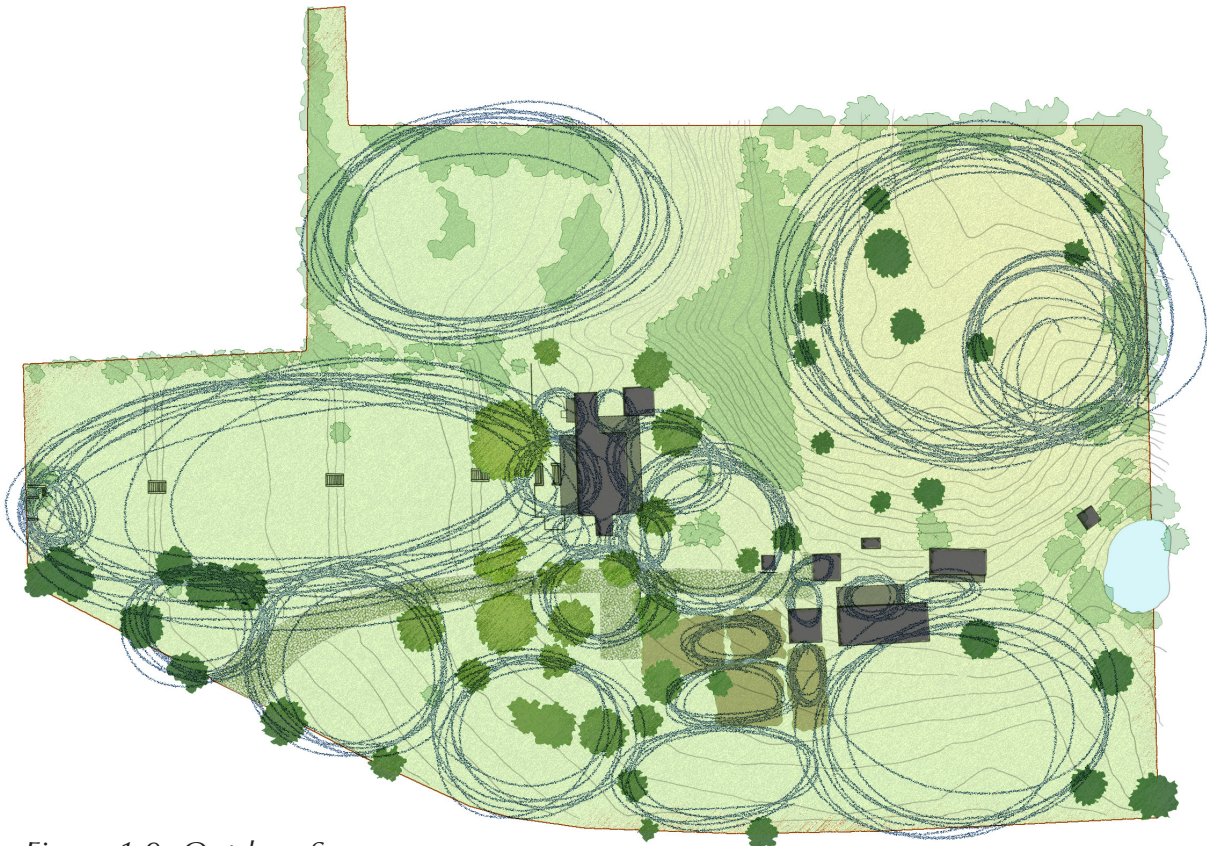


Figure 1-9: Outdoor Spaces





Figure 1-10: Approximate Easement Boundaries

## EXISTING CONDITIONS OF THE PROPERTY

This section will consider the physical condition of the structures within the property. This evaluation is based on a number of existing reports created by experts. The condition assessment for each building is separated into three categories: building envelope, structural system, and finish. This summary provides a baseline of the current physical status of built structures on the Bostwick property.<sup>3</sup>

From this physical assessment it is clear that the Bostwick house and outbuildings require quite a bit of rehabilitation in order to become a useable site once again.



*Bostwick Main House, looking east, Fall 2011.*

### MAIN HOUSE:

#### Building Envelope:

- Walls:
  - Masonry: Cracking and bulging due to the shifting soil and movement of the house.
  - West Porch: Supported by brick piers; wooden elements of the porch have water damage and deterioration.
  - Porch Roof: Good condition.
  - East Porch: Framing supported by a concrete slab; wooden elements, columns, and roof, are in good condition.
  - North Chimney: Collapsed as a result of the 2011 earthquake.

<sup>3</sup> Kathleen Manicke's *Building at Risk* (2007) provides a complete and in-depth look at all of the physical issues Bostwick is faced with, but due to the 2011 earthquake and the general yearly maintenance issues, the physical condition of the building needs to be re-evaluated. Please see Appendix I for a detailed description of the key sources analyzed for this section.

- Openings:
  - Doors: Good condition.
  - Windows: Poor condition; wooden elements have deteriorated; some windows have missing glass, damaged muntins and rails, and loose elements.
- Roof:
  - Deck: Failing.
  - Covering: Shingles need replacement.
  - Porch Roof: Stable condition.
  - Gutters: Need to be replaced.

### **Structural System:**

- Foundation:
  - Foundation: Shifting and cracking, due to the differential settlement and lateral forces of the soil.
  - East porch piers: Cracked and bowed inward.
  - Porch retaining walls: Cracked and bowed outward
  - East porch foundation: Good condition.
  - Buttness: Shows signs of displacement near its peak.
- Framing:
  - First floor: Failed at pocket connections with the foundation; summer beam failed, resulting in several structural issues throughout the house; stabilized, but requires permanent repairs.
  - Second and third floor: System is not visible, so it cannot be assessed.
- Roof Framing:
  - Several sections of the roof framing were removed to install the dormers; there is also evidence of rot on the south side of the roof
  - Dormers are in good condition.

### **Finish:**

- Interior:
  - Paint: Should be assessed for stability.
  - Plaster: Elements failing throughout house; walls and ceiling have cracks.
  - Wooden elements: Good condition.
- Exterior:
  - Paint: Poor condition; deteriorating and peeling.



*Bostwick kitchen, looking north, Fall 2011.*

## KITCHEN

### **Building Envelope:**

- Walls:
  - Brickwork: Poor condition; water damage.
- Openings:
  - Door: Good condition.
  - Windows: Deteriorated and in need of replacement.
- Roof:
  - Deck: Needs to be replaced.
  - Shingles: Need to be replaced.

### **Structural System:**

- Foundation: Concrete slab-on-grade is in good condition.
- Framing: Good condition.
- Roof Framing: Poor condition; needs to be replaced.

### **Finish:**

- Exterior: Paint is failing.



*Garage, looking south, Fall 2011.*

## GARAGE

### Building Envelope:

- Walls: Good condition.
- Openings:
  - Doors: Satisfactory condition; some rot and deterioration.
  - Windows: Deteriorating; need replacement.
- Roof:
  - Deck: Stable and in good condition.
  - Covering: Stable and in good condition.

### Structural System:

- Foundation: Concrete slab appears to be in good condition.
- Framing: Stable; has not experienced the same soil displacement of the larger structures on the property.
- Roofing: Stable and in good condition.

### Finish:

- Exterior: Needs painting.

## CHICKEN COOP

### Building Envelope:

- Walls: Water and termite damage.
- Openings:
  - Door: Rotting; needs replacement.
- Roof:
  - Deck: Water damage.
  - Covering: Shingles need replacement.



*Chicken Coop, looking west, Fall 2011.*

### Structural System:

- Foundation: Cracking and movement at the southeast corner.
- Framing: Deterioration and termite damage.
- Roofing: Interior cripple wall is displaced, compromising the support system.

### Finish:

- Exterior: Needs painting.



*Stable (left) & Bank Barn (right), looking north, Fall 2011.*

## STABLE

### **Building Envelope:**

- Walls: Water damage.
- Openings:
  - Doors: Good condition.
  - Windows: Stabilized, but in need of restoration.
- Roof:
  - Deck: New and in excellent condition.
  - Shingles: New and in excellent condition.

### **Structural System:**

- Foundation: Good condition; evidence of settling, but the stability of the structure is not compromised.
- Framing: Water damage and termite damage.
- Roofing: New and in good condition.

### **Finish:**

- Exterior: Needs painting.

## BANK BARN

### **Building Envelope:**

- Walls: All are cracked; east wall is exposed due to soil erosion; south wall is bowed.
- Openings:
  - Door: Needs replacement.
  - Windows: Need replacement.
- Roof:
  - Deck: In good condition, no evidence of leaks.
  - Shingles: In good condition.

**Structural System:**

- Foundation: Structural damage due to the differential settlement and lateral force of the soil; walls are extremely bowed and cracked, threatening the stability of the building.
- Framing:
  - First Floor: Due to the foundation failure and termite damage, most of the framing is deteriorating, especially on the first floor and the overhang; wooden floorboards are warped and cracked; cantilevered section has been stabilized to some degree.
  - Second floor: Good condition.
- Roofing: Good condition.

**Finish:**

- Exterior: Poor condition.

**SPRING HOUSE****Building Envelope:**

- Walls: Good condition.
- Openings:
  - Door: Good condition.
- Roof:
  - Deck: Rotting; needs replacement.
  - Shingles: Good condition.

**Structural System:**

- Foundation: Good condition.
- Framing: Stable condition.
- Roofing: Poor condition; rafter failures.

**Finish:**

- Exterior: Needs painting.



*Spring House, looking east, Fall 2011.*

## PLANNING AND REGULATORY FRAMEWORK

In addition to a current physical assessment of the Bostwick property, a comprehensive understanding of the planning and regulatory framework is needed so that we understand the full range of uses that Bostwick can accommodate.

### ZONING

The Bostwick property is currently zoned by Prince George's County as Open Space, which provides for five-acre, low-intensity development lots. This encourages economic use and conservation of land for agriculture, natural resource use, large-lot residential estates, and non-intensive recreational use.<sup>4</sup> Per the 2010 *Prince George's County Zoning Guide*, it is also designated as a Design District Overlay, which is reserved for town centers, metro areas, commercial centers, or historic areas. In short, the property is not currently zoned for commercial or institutional use, and it is likely that in order to move forward with any recommended new use, the property will need to be re-zoned.

In 2007, the area directly around Bostwick was rezoned for "Mixed Use (M-X-T) – Office, Retail and Residential purposes," which means that these properties should be used for retail, office or industrial space, and/or residential or hotel space.

The two areas directly to the north of Bostwick, on Annapolis Road and Quincy Street are zoned as One-Family Detached Residential, which encourages high-density single-family dwellings on small lots.<sup>5</sup> The other type of residential zoning near the Bostwick property is classified as Multifamily High Density Residential, and applies to the high-rise towers located immediately southwest of the Bostwick property.<sup>6</sup>

### EASEMENTS

There are two preservation easements on the Bostwick property. The terms of both easements require the Town to keep the property in a good, clean, and safe condition. The Town must repair and administer improvements in order to preserve the historic, cultural, and aesthetic character of the property.

- The Maryland Historic Trust (MHT) holds the first easement, which the Town donated in 1998 upon the purchase of the property. The easement protects the interior and exterior of the main house, outbuildings, and the grounds. No construction, alteration, or other change may be made to Bostwick, or its contributing elements, without the express permission of MHT. Contributing elements, those that are important to the site's historic integrity, include the:
  - Main house and adjoining structures
  - Spring House
  - Bank Barn
  - Workshop and Stable (with adjoining concrete pad)
  - Garage
  - Chicken Coop
  - Series of stone walls and steps that make up the terraced front lawn
  - Stone well and brick pad structure
  - Freestanding wall to the west of the Bank Barn on the property

<sup>4</sup> More detailed information can be found in the Guide to Zoning Categories, Prince George's County Maryland, Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.

<sup>5</sup> The standard lot size is 6,500 square feet, the maximum dwellings per net acre are 6.70, and the estimated average dwellings per acre are 4.2.

<sup>6</sup> This block of real estate requires a minimum lot size of 20,000 square feet and sets the maximum units per net acre at 48.



Any renovations or modifications to existing the structures and landscape, and any new construction, must be reviewed and approved by the Director of MHT. Routine property maintenance is allowed without any prior consent. Any change to the property must comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

- The second easement was donated in 2009 by the Prince George's County Planning Department, a division of the Maryland–National Capital Park and Planning Commission, and covers the interior and exterior of the two-story workshop and stable. The easement requires that all changes to the property comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the Prince George's County Preservation Ordinance.

Both MHT and Prince George's County reserve the right to inspect the property with advance notice, and should a breach of the easement agreement occur, the easement-holding authorities have the right to bring suit against the Town. They have the right to permanently or temporarily suspend any projects on the property; demand that the property be restored immediately to the conditions stated in the easement; or require the property to correct any breach and hold the Town responsible for any resulting costs.

The easements on the property ensure that Bostwick will not be developed in way that is disrespectful of its historic value. If planned for and approached in a sensitive way, there are a variety of uses that can be accommodated at Bostwick that not only respect its historic value, but enhance it. Any potential new use will require consultation with both easement-holding entities.

## PREVIOUS PRESERVATION EFFORTS

Our research includes a thorough review of existing plans written on the preservation of Bostwick, in order to understand not only what was successful in the past, but also what is missing from these efforts. In this section, we summarize some of the key efforts in the time since the Town of Bladensburg took ownership of the property.<sup>7</sup>

- **The Bostwick Partners:**  
Members of this group, which is an informal collection of individuals and organizations concerned with the preservation of Bostwick, includes representatives of the Town, the Aman Trust, Prince George's Heritage, the Anacostia Watershed Society, and the University of Maryland Historic Preservation Program. The group held monthly meetings to discuss the development of the site, ongoing maintenance work, and future opportunities for use. In recent years there have not been regular meetings.
- **Rhodeside & Harwell Feasibility Study (2002):**  
This report, commissioned by the Bostwick Partners and produced by Rhodeside & Harwell, resulted in a feasibility study that recommended three potential use scenarios: an events and conference center, a center for the arts, and an office and museum complex. This is a well-rounded and comprehensive report that gives a detailed analysis of Bostwick as it stood in 2002.

<sup>7</sup> For more information on each of these efforts, see the Annotated Bibliography on page 50.

- **Partnership with the University of Maryland (2004):**  
 The Historic Preservation Program at the University of Maryland (UMD) became informally involved with the preservation of Bostwick when Director, Dr. Donald Linebaugh joined the Bostwick Partners. It was clear that the vacant property needed a caretaker, and Prince George’s County Heritage agreed to fund a UMD student curator who would live in the house and assist with the ongoing maintenance of the property. A five-year Memorandum of Understanding (MOU) was signed in 2008, in which the Town granted the University official access to the property for educational use. This cooperative agreement allows UMD to facilitate activities that encourage the preservation of Bostwick, including programming for preservation and education purposes; community workshops, seminars, and classes; use of the buildings by the Historic Preservation Program; and where feasible and agreed upon, repair or restoration. The University has no financial commitments to the property or the Town under the MOU.
- **Approved Bladensburg Town Center Sector Plan and Sectional Map Amendment (2007):**  
 In 2007, Prince George’s County Planning updated their Town Center Sector Plan and Sectional map for the Town of Bladensburg. The document includes policies, goals, and strategies for the Town’s development, including plans for the future use and preservation of the Bostwick house. Potential options for finding private, state, and federal funding for the property are mentioned. The document also explores public and private funding for rehabilitation of the house as a community resource.
- **Bladensburg’s Market Square Studio Project (2010):**  
 In the fall of 2010, the Aman Trust funded a study of the Market Square area of Bladensburg. The project was an interdisciplinary studio project for University of Maryland historic preservation, landscape architecture, and real estate development graduate students. The studio produced two alternative redevelopment plans focusing on historic center of Bladensburg. “The Heart of Bladensburg” proposed a new commercial center just north of Bostwick, which included the rehabilitation of the house, and the addition of office space in the barns. “Crossroads Markets” proposed a new market square at the site of the historic market square, to the northwest of Bostwick, including apartments built in the northern lot directly adjacent, and a community garden built on the property. Proposed funding for the rehabilitation of Bostwick in both projects would come from a culmination of private investment, historic tax credits, and grants.
- **Physical Preservation Efforts:**  
 There have been several assessments of the physical condition of the main house and outbuildings. These reports give detailed descriptions of the structure’s physical condition at the time of the assessment, and provide general recommendations for preservation:

  - The Bostwick Property Structural Assessment & Recommendations, Robert Silman Associates (2004)\*
  - Structural Assessment of the Bank Barn at the Bostwick House, John W. Levermore, PE, FASCE (2004)
  - Immediate Stabilization Concerns for Bostwick House, Daniel Filippelli (2004)\*
  - Building at Risk: A Historic Structure Report for Bostwick in Bladensburg, MD, Kathleen Manicke (2007)\*

- Mortar Analysis & Paint Removal Field Testing, John Milner Associates (2007)
- Temporary Shoring & Bracing Project, Linebaugh & Associates (2008)
- Repairs to Roof on Main House, Wagner Roofing (2009)
- Replacement of Stable Roof, Wagner Roofing (2010)
- Soil Testing to Address Sinking Foundation, Soil Consulting Engineers (2011)\*

*\*These reports focused on documentation; no work was undertaken.*

Upon evaluation of these efforts, our team concluded that these reports lacked an engagement with stakeholders and an analysis of their values. Therefore, our approach was to include these pieces in our initial research to develop our recommendations for the new use of the Bostwick property in order to make it an integral part of Bladensburg and relevant to the greater community.

## STAKEHOLDER VALUES

The consideration of stakeholders and their values was tantamount in developing recommendations. This was a three-step process. First, we identified the key stakeholders involved with the Bostwick property, including governmental and non-governmental organizations that have an interest in the site. Second, we interviewed members of these organizations to gain a sense of the values that those close to the Bostwick property hold important. Third, we extracted some recurrent themes to analyze the stakeholder values. This section explains the results of that process.

### IDENTIFICATION OF STAKEHOLDERS

- **Town of Bladensburg:**  
The Town of Bladensburg has owned the Bostwick House since 1997.
- **University of Maryland:**  
The University of Maryland is associated with Bostwick through a Memorandum of Understanding with the Town, which allows for the graduate Historic Preservation Program, directed by Dr. Donald Linebaugh, to use the Bostwick property as a classroom space.
- **Maryland Historic Trust:**  
Maryland Historical Trust (MHT) holds the easement on Bostwick, which includes the interior and exterior of the house, the outbuildings, and the grounds.
- **Bostwick Partners:**  
The Bostwick Partners is an informal group, composed of representatives from the Town of Bladensburg, the University of Maryland, the Aman Memorial Trust, and other individuals and organizations supporting heritage preservation in Bladensburg.
- **Aman Memorial Trust:**  
The Aman Memorial Trust is a 501(c)(3) nonprofit group with a mission of preserving historic community buildings and memorials in Bladensburg. The group assisted the Town in acquiring the bond money to purchase the Bostwick property.

- Port Towns Community Development Corporation:**  
 The Port Towns Community Development Corporation is located in Bladensburg, and serves to lead and engage in strategic partnerships and collaborative economic development for the four Port Towns: Bladensburg, Colmar Manor, Edmonston, and Cottage City. It assists in general economic development of Bladensburg, and understands Bostwick as an asset to that end.
- Prince George’s County Historic Preservation Commission:**  
 Prince George’s County Historic Preservation Commission holds an easement on the barn that is located on the grounds of Bostwick house.
- Prince George’s Heritage:**  
 Prince George’s Heritage provided a fellowship to a University of Maryland graduate student “curator” to live in and maintain the Bostwick House while studying in the Historic Preservation Program.
- Anacostia Watershed Society:**  
 Anacostia Watershed Society is a 501(c)(3) nonprofit group with a strong interest in the heritage of the Bladensburg community. Its members have participated in the Bostwick Partners. Today, its priority is a commitment to the Anacostia River and helping to preserve Bladensburg’s connection to its historic port roots, a connection that could be strengthened through the preservation of Bostwick.
- Anacostia Trails Heritage Area:**  
 The Anacostia Trails Heritage Area is one of 12 Maryland state-certified heritage areas. The group hopes to use the Bostwick property in its War of 1812 bicentennial programming.
- Prince George’s County Historical Society:**  
 Prince George’s County Historical Society library contains a great deal of information about the history and development of the Town of Bladensburg, including Bostwick. Susan Pearl, one of PGCHS’s librarians was also the historian on the HABS team that documented the Bostwick House in 1986.

**IDENTIFICATION AND ANALYSIS OF STAKEHOLDER VALUES**

Through our stakeholder interviews and meetings, our team was able to identify certain values that inform our recommendations in Part 2 of this report. Certain ideas came up multiple times during the meetings and we have been able to synthesize these into 12 key values. They are:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• <b>Change</b></li> <li>• <b>Community</b></li> <li>• <b>Education</b></li> <li>• <b>Family</b></li> <li>• <b>“Live/Work/Play”</b></li> <li>• <b>Green sustainability</b></li> </ul> | <ul style="list-style-type: none"> <li>• <b>Financial sustainability</b></li> <li>• <b>Health</b></li> <li>• <b>Heritage</b></li> <li>• <b>Job creation</b></li> <li>• <b>Use</b></li> <li>• <b>Youth</b></li> </ul> |
|--|--|

The chart shown below details our key stakeholders and what they valued.

	Change	Community	Education	Family	Live/Work/Play	Green Sustainability	Financial Sustainability	Health	Heritage	Job Creation	Use	Youth
Governmental	University of MD	√		√					√	√	√	
	Town Officials	√	√	√	√	√	√	√	√	√	√	√
Non-Governmental	Bostwick Partners	√				√	√		√			
	PG Heritage	√		√			√		√		√	
	Port Towns	√	√		√	√			√	√		√
	Anacostia Trails	√	√		√				√		√	√
Totals	6	3	3	2	2	3	3	1	6	3	4	3

Table 1-1: Stakeholder Values

Since the stakeholders were so clearly aligned, our team spent time analyzing what these values really meant, and how to apply them in the future use of Bostwick.

- **Change:** It is time for something new.
- **Heritage:** The new solution should honor Bostwick’s and the community’s history.
- **Use:** Bostwick is not being used to its full potential, and it needs to be.
- **Community:** Bladensburg is a strong and diverse community.
- **Youth:** Bostwick should provide opportunities to the youngest in the community.
- **Job creation:** New jobs will address a high unemployment rate.
- **Financial sustainability:** Revenue is needed to cover sizeable costs.
- **Green sustainability:** The Town has a responsibility to the environment.
- **Education:** Bostwick should be an educational center.
- **“Live/Work/Play”:** In Bladensburg, you should do all three.
- **Family:** In a diverse community, one thing is constant: home and family.
- **Health:** The community promotes awareness and good health.

## COMPARABLE SITES

Upon the completion of preliminary research on Bostwick and greater Bladensburg, we then evaluated comparable sites. These sites offered inspiration in our search for innovative solutions with financial sustainability. We researched sites with historic homes, and also contacted the State Historic Preservation Offices (SHPO) in all 50 states<sup>8</sup>, to identify viable solutions from other parts of the country. Many of the SHPOs stated that they had seen successful projects utilizing large historic homes as office space (e.g. law offices), city halls, or libraries. In Mississippi, for example, a large home on several acres was converted into Pascagoula River Audubon Center, a retreat center.

We researched the several sites in more detail. They are:

- **Beall-Dawson Historic Park (Rockville, Maryland)**
- **Chambers Funeral Home (Riverdale Maryland)**
- **Cliveden (Philadelphia, Pennsylvania)**
- **John Brown Mansion (Providence, Rhode Island)**
- **Langley Park (Hyattsville, Maryland)**
- **Milner Schwartz House (Loveland, Colorado)**
- **Oxon Hill (Oxon Hill, Maryland)**
- **Riversdale House Museum (Riverdale Park, Maryland)**
- **Strathmore (Bethesda, Maryland)**
- **Willowbank (Queenstown, Ontario)**
- **Wyck Historic House, Garden, Farm (Philadelphia, Pennsylvania)**

From this list, we will discuss the three sites that we find most relevant to Bostwick and list the advantages and disadvantages of each. The three sites are: Riversdale House Museum in Riverdale Park, Maryland; Wyck Historic House, Garden, and Farm in Philadelphia, Pennsylvania; and Willowbank in Queenstown, Ontario, Canada.

### RIVERSDALE HOUSE MUSEUM<sup>9</sup>

Riversdale House Museum, originally owned by George Calvert, the fifth Lord Baltimore, and his wife, Rosalie Stier was built between 1801 and 1807, in what is now Riverdale Park, Maryland. Through the 19th century, it was an elegant model of Georgian-style architecture, and was used as a working plantation until the Civil War. Today Riversdale is owned and maintained by the Maryland-National Capital Park and Planning Commission, which operates it as a house museum.

Riversdale is open to docent-guided tours and a variety of special events, such as weddings, receptions, luncheons, and business meetings, and community and educational programming. The museum staff conducts programs on the site crafted for different school age groups.

The Riversdale House is approximately two miles from Bostwick. The site is financially viable as a house museum because it is a government-owned property, and as such, it is maintained through successful ongoing grant writing.

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<sup>8</sup> We reached out to the SHPOs of each state, but we would like to acknowledge the representatives from the SHPO offices in Connecticut, Florida, Massachusetts, Michigan, Mississippi, North Carolina, Ohio, Rhode Island, and Vermont who took the time to discuss ideas and brainstorm with us.

<sup>9</sup> Much of the information in this section came from a discussion with Ed Day, the Executive Director of the Riversdale House Museum.

## WYCK HISTORIC HOUSE, GARDEN, AND FARM<sup>10</sup>

Wyck Historic House, Garden, and Farm is the oldest remaining house in the Germantown neighborhood of Philadelphia. The property dates back to 1690, but the current structure was originally built in the early 18th century (circa 1700 to 1720). Renovations continued until the 19th century, during which time, the property was used consistently as a residence and farm.

The site is not owned by a municipality, but instead held in trust by a bank. It has been a house museum since 1973, but the real strength of this property is the grounds. The site currently does not allow individuals or groups to rent out interior space in the main house, however the 2.5-acre grounds are rented for private use, including for wedding photography. Wyck also obtained a grant in 2007 to add an urban garden.

While the maintenance issues of the main house present challenges, the urban garden seems to be a point of pride for Wyck. The stewards of the site see it as an enhancement to the local community. The farm was developed to grow food for an on-site farmer's market; for use as an agriculture classroom for the community; to honor Wyck's historic use as a working farm; and to enhance the landscape. During their seven-month farming season in 2008, approximately 100 people visited the farm weekly. The produce is offered to neighbors at below market price, and Wyck has partnered with The Food Trust, a Philadelphia-based nonprofit organization that promotes access to affordable food for all. Wyck accepts vouchers from the federally funded Farmers Market Nutrition program and food stamps. Excess food is sold to local restaurants or donated to senior citizen homes. Executive Director Eileen Rojas says that "the farm has really enabled [Wyck] to connect with the community."

## WILLOWBANK

The Willowbank National Historic Site in Queenstown, Ontario is a large property, which includes a Greek Revival-style house, a steep hill leading to a river, and evidence of archaeological remains. The house was built in 1834 by the father of Alexander Hamilton, and was owned by the Hamilton family until 1934. Subsequent owners updated and modified the house extensively.

The property was scheduled for demolition, but was instead saved to become the Willowbank School of Restoration Arts. Approximately fifteen students attend a three-year program and receive both practical and academic training in the conservation of cultural heritage properties. Due to increasing demand, another building on the property is being renovated to offer more classes.

Modified over time, the house is an ideal space for the study of architectural evolution. Decorative plasterwork has failed, and parts of walls have been cut away to expose the hidden infrastructure, turning the site into a laboratory for the practical application of conservation studies.

Willowbank has similar maintenance issues to Bostwick, but Willowbank's program turns this weakness into a strength. Students learn practical conservation skills and then apply their knowledge, assisting in the physical renovation of the house.

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<sup>10</sup> Much of the information in this section came from a conversation with Eileen Rojas, the Executive Director of Wyck Historic House, Gardens, and Farm.

## RELEVANCE TO BOSTWICK

These three sites were each chosen for their relevance to Bostwick. Riversdale was chosen for its geographic proximity, Wyck for the way it utilizes its landscape, and Willowbank because of its innovative solution for rehabilitation, using the house as a living laboratory.

Riversdale's financial sustainability is helped by the fact that it is a state-owned property. A state program has more resources for maintenance and grant-writing than a small municipality. But a house museum model would not suit Bostwick in its existing financial and physical condition. There is simply too much upfront maintenance required at Bostwick, which would not likely be covered by the revenue generated as a house museum.

At Wyck, the use of the grounds as an urban farm, connects with the community and honors the site's historic use. Bostwick, too, was once a working farm, which can be traced back as late as the mid-20th century. Finding a way to use the grounds to connect to the community and to the site's heritage while raising money to fix the issues of the main house is worth consideration.

The Bostwick house and grounds could be used similarly to Willowbank as a classroom space and "living" laboratory, for students interested in preservation, building trades, and architectural history. According to local practitioners, there is a need for skilled workers with a knowledge of historic structures and trades, including woodwork, masonry, plasterwork, and roofing in Prince George's County and in greater Maryland.

The examination of each of these sites offered our team three specific case studies to understand how historic properties work, and what solutions other organizations have found. The main house at Bostwick is not the only resource that the property has to offer. Much can be accomplished in the landscape using the grounds and other outbuildings while the many physical issues of the house are being corrected, creating a sustainable Bostwick that lives up to its full potential.





# PART 2

## RECOMMENDATIONS

## Part 2: Recommendations

Part 1 of this report is about what Bostwick was and is. Part 2 is about what Bostwick can be. Our team has already summarized Bladensburg's history in three discrete phases, with development focused around the port, railroad, and roadways. We believe that it is time for Bladensburg to enter its fourth stage of economic development, based around a strong community center at Bostwick. Our recommendations for the future of the site are built upon the history of the property and the strengths of the community. The proposed new uses reflect the values of the key stakeholders and the larger community. Our team's ideal use for Bostwick is as a vibrant education center that accommodates both an urban farm and a building trades school. With this new use Bostwick will once again embody its historic significance, and become a relevant asset to its surrounding community.

### PRESERVATION PHILOSOPHY

Our preservation philosophy places significance associated with values. Our thinking on values is informed by the work of historians and preservationists like Alois Reigl who included ideas of "age value," "use value," and "newness value" to speak of historic sites and monuments. Certainly Bostwick House, which is 250 years old, has "age value," and this study could be viewed as the effort to find a new "use value" for the house and property. Bernard Feilden categorized values into Emotional values (wonder, identity, continuity, and spiritual and symbolic), Cultural values (documentary, historic, archeological, age and scarcity, aesthetic and symbolic, architectural, townscape, ecological and scientific), and Use values (functional, economic, social, and political). Article 1.2 of the Burra Charter, created by the International Council on Monuments and Sites (ICOMOS), defined cultural significance as the aesthetic, historic, scientific, or social value for past, present, or future generations. Randall Mason, argued that economic values need to be considered separately and commented that historical values and aesthetic values are traditionally held above the others. The methodology used in this study is consistent with this "Value-based Historic Preservation" approach.

### STATEMENT OF SIGNIFICANCE

There are limitations associated with more traditional statements of significance, which tell why and how a property should be preserved. Buildings are classified based upon the people who lived there, the contribution to American history, the architecture, and archaeology at the site. But using these traditional classifications can create a "fixed significance."<sup>11</sup> Fixing a building in time, rather than telling a more complex, layered history of the entire property, and the many varied values it can represent to different stakeholders is not our view of historic preservation.

Bostwick was added to the National Register of Historic Places in 1975, for its architectural and historic significance. The latter includes the prominent people, like Christopher Lowndes and Benjamin Stoddert, who lived there during the 18th and 19th centuries. But what of its 20th century significance? What of its significance since 1975? Bostwick is so much more than just an old house where important people once lived. It is a place of many values, and we want the statement of significance to reflect that because

<sup>11</sup> R. Mason, "Fixing Historic Preservation: a Constructive Critique of Significance," *Places*, 16/1, 2004, pp. 64-71.

contemporary values will make Bostwick sustainable for the future.

Bostwick's period of significance has not ended. It still has value to the greater Bladensburg community to realize the values that stakeholders articulated in Part 1 of this report. Thus we have revised the statement of significance to guide in the creation of a Bostwick for the 21st century.

## REVISED STATEMENT OF SIGNIFICANCE

*The Bostwick property has always been a keystone in the development of the Town of Bladensburg and associated with several important people, events, and trends in history, including Benjamin Stoddert, the first Secretary of the Navy, and the War of 1812. In addition to the specific people and events connected to the Bostwick property, the site also is emblematic of the city's continuing story of immigration and industry. Originally constructed as an uncharacteristically large Georgian-style home, the house has continued to reflect changes in architectural taste throughout its lifetime, and presently is the longest standing structure in Bladensburg.*

*The historical significance of the site has evolved over time according to changing perceptions and values. These include a sense of nostalgia and singular potential for new use. The Bostwick house contributes to the town's sense of identity and it has the potential to reflect a much wider set of values in the diverse and changing community of Bladensburg. The actual and potential values attributed to Bostwick can be encouraged by the Town of Bladensburg, as owner of the property, and through careful observation and regulation by members of the wider preservation community.*

## VALUES

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The revised statement of significance emphasizes values and Bostwick's potential. Our team wants a new Bostwick that becomes a useful property that serves and engages the community once more. We want that use to be innovative and financially sustainable. The recommendations are a reflection of our analysis of the stakeholder values in Part 1, combined with our team's that are born from our expertise as historic preservationists. We, too, wish to see Bostwick preserved in a meaningful way for the community.

## ALTERNATE USE SCENARIOS

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### THE “DO NOTHING “ SCENARIO

This is not a viable option: The Town of Bladensburg cannot “do nothing” with the property. There will be consequences in the relatively near future that could result in the loss of the house and possible legal ramifications.

Under the terms of the two easements (held by MHT and PGCH), the Town is legally obligated to care for Bostwick. If the condition of the house, outbuildings, and grounds becomes worse, MHT may take legal action against the Town to correct the damage to the property. Not only will the Town be responsible for the potentially substantial cost of repairs, but also for any costs incurred by MHT through the easement enforcement process. Allowing Bostwick’s condition to deteriorate any further will have an impact on the surrounding community’s property values.

The “do nothing” scenario can only be a temporary course of action. It is far better to take proactive steps to implement a sustainable use for the property that will keep Bostwick in good repair and create a plan for future maintenance costs. The more time that passes, the more costly it will become.

### USE SCENARIOS CONSIDERED, BUT NOT PURSUED

Our team explored a number of public and private uses for Bostwick. We considered each scenario through the lens of the key values expressed by the stakeholders.

The first scenario considered was a public option: a house museum and community center. This would not only open the property to the community, but would also respect and interpret the history of the site, reflecting the values of education and heritage. However, given the limitations on the Town’s budget, financial feasibility would be hard to achieve.

We also considered two strictly private options: a health clinic and a funeral home. Drawing on the values of health and community, a clinic would be a way to create easy access to health services in the greater Bladensburg area. But the costs associated with the renovations to the house, the abatement of hazardous materials, and compliance codes governing health clinics and the Americans with Disabilities Act are likely too high.

A funeral home would generate income and utilize both the house and the grounds. Under reasonable assumptions, it could be financially sustainable. However, the team determined that this scenario did not reflect stakeholder values and would further isolate the property from the community.

Each of these discarded scenarios reflects aspects of what is needed to create a viable new Bostwick, but none represents all the requirements for sustainability. In order to have a successful new start for Bostwick, the preferred scenario needs to reflect multiple stakeholder values, including financial sustainability, and to provide a new and innovative use for the buildings and grounds.

## RECOMMENDED USE

We favor a public-private option for Bostwick that combines an urban farm with a buildings trades school. In the following two sections we will present these two components and their various elements. However, we recommend that the Town pursue both components concurrently. Together these two plans make good on the promise of the fourth stage of Bladensburg's development—with Bostwick as an economic and educational center.

### COMPONENT #1: URBAN FARM



Figure 2-1: Artist's rendering of Urban Farm on Bostwick's south lawn.

The first component of our preferred use scenario for Bostwick is as an urban farm. The institution of an urban farm on the Bostwick property is an ideal solution for a community that values health, education, job creation, and change. Urban farming is fast becoming a means for historic properties to benefit and engage their communities.

There are several examples of successful urban farms on historic sites within the metropolitan area, including Woodlawn in Alexandria, Virginia and the heritage garden at Beall Dawson House in Rockville, Maryland. As a viable model for the Bostwick urban farm, our team looked closely at ECO City Farms, a 501(c)(3) organization in neighboring Edmonston. ECO City maximizes the use of a one-acre plot of land through intensive produce production, traditional and vermiculture composting, chicken coops, and honeybee cultivation. The group has partnered with Prince George's County Community

College (PGCC) to offer a certificate in Commercial Urban Agriculture. This model of urban farming would work well for the Bostwick property.

The site as an agriculture center honors Bostwick's historic use as a working farm, and creates an educational center for both the adults and youth of the community. On site, community members will gain hands-on farming experience, and create their own gardens, with the proper space and conditions to do so.

The barns, outbuildings, and landscape will be utilized as a nonprofit training facility. The urban farm will teach important skills to community members, which will allow them to grow their own produce and provide healthy nutrition alternatives for their families. It will also generate income by providing for Community Supported Agriculture (CSA), a subscription service wherein community members can pay for weekly fresh produce straight from the farm, and from selling vegetables to local businesses.

One of the Town's major strengths is its diversity. The food that we eat and the pride that we gain from producing for ourselves, are great equalizers among diverse groups of people. A farm is something that everyone in the community can contribute to and benefit from. We envision the Bostwick urban farm as a new center of the community to draw people in, and create a common space for new interactions.

## USE OF LANDSCAPE

As shown on the site plan on page 34, Bostwick is ideally suited to accommodate an urban farm. The most obvious location for farming is south of the stable where the ground is flat. The proposed plan includes:

- Four-by-four foot laboratory plots for students in two arrays of 18-by-30 feet
- 20-by-30 foot beds, each divided into four 10-by-15 foot, available for rental by community members
- 20-by-30 foot hoop houses covering the school plots and built as part of the training program
- A deer fence installed around the two garden arrays to protect from wildlife
- Composting and rainwater collection sites located near the garden for ease of accessibility.

To provide additional educational opportunities and incorporate the heritage of the site into the urban farm program, the historic garden to the south of the main house will be restored. There is also an opportunity to rehabilitate Bostwick's orchard to grow fruit and to keep bees. Beekeeping will require approximately 25 square feet, and their presence will benefit the orchard and surrounding ecosystem.

The urban farm also provides the adjacent Bladensburg Elementary School with numerous educational resources as the school works to implement statewide

requirements for environmental education for K-12 schools.<sup>12</sup> A nature trail will connect the urban farm with the school, passing the historic spring house, providing elementary school students and community members guided access to the site. Interpretative signs will provide an opportunity to teach students about the important heritage of the property.

**EXISTING AND NEW STRUCTURES**

The new urban farm facility will need a 700 square foot classroom to support students for training sessions inside the Bostwick main house. Since the University of Maryland has already been conducting historic preservation courses in the ballroom, this would be the perfect place for this classroom. The main house will also provide a 150 square foot lounge space where students can gather, and office space for the instructor and farm employees. The chicken house is also a natural location to raise chickens once again.

In order for the urban farm to be viable, there is also a need for a secure space near the garden to store tools. This need can be satisfied by the construction of two small sheds, located near existing outbuildings and the proposed site of the farm. The only construction requirement is the addition of an estimated 25 parking spots for students and faculty. These would be located in the adjacent lot on the site of the old bowling alley.

**PROGRAMMATIC ELEMENTS**

Table 2.1 lists the various programmatic elements in use at Bostwick for the urban farm, and the square footage recommended for each.

Urban Farm Elements	Square Footage	Structure Usage
Office Space (Teacher/Student)	150 sq ft	House
Classroom Space	700 sq ft (16-20 students)	House
Parking	25 Spaces (1 handicapped)	Bowling Alley Lot
Garden Space	3600 sq ft	Yard Behind Stable
Storage	50 sq ft	Sheds
Composting Barrels	500 sq ft	Near Raised Beds
Rainwater Collection	25 sq ft	Near Raised Beds
Bee Keeping	25 sq ft	Orchard/New Boxes
Raised Beds & Hoop Houses	600 sq ft	Yard Behind Stable

*Table 2-1: Urban Farm Programmatic Elements*

<sup>12</sup> Beginning in 2011, high schools students in Maryland are required to meet environmental education standards before graduating, and Bostwick could provide educational opportunities for students looking for hands-on experience in a farm to complete these requirements.

# PART TWO



Figure 2-2: Urban Farm Site Plan



## POTENTIAL PARTNERS

It is our recommendation that the Town find potential partners for this project. This is a way to bring in local experts to assist in the completion and maintenance of the urban farm to ensure that it will be a success.

- **ECO City Farms:**

ECO City Farms is a potential consultant for the construction of the urban farm and as a feeder for instructors to the program. Representatives have previously expressed interest in the site, and especially in the orchard. Already located in nearby Edmonston, ECO City Farms may seem like it could be direct competition with a potential farm at Bostwick. Instead, we see a future relationship as cooperative. Both would be working towards the same goals of enriching the landscape and engaging the community. The hope is that this plan will incorporate the skills of ECO City and the land resources of the Bostwick orchard and garden areas.

- **Community College:**

A local community college, such as PGCC, could administer the urban farm program. It would function in a scheduling, certification, and accreditation capacity to assist the urban farm in enrolling students and coordinating classes. PGCC currently has an urban farming certificate program, which has a waiting list. This program could serve as a model for future programs at the Bostwick urban farm, or could be extended to include Bostwick, where students are taught farming skills by professionals, and can graduate with an academic certificate from the community college.

- **Other Local Universities:**

Students from local universities with an academic interest in landscape architecture, could assist with the restoration of the historic gardens and orchard on the property. The University of Maryland is an obvious partner due to its close proximity to the property and Landscape Architecture department.

- **Local Gardening Clubs:**

Local gardening clubs could also help to design and maintain the historic gardens and orchard. This would generate interest within the immediate community for rentable community plots. Gardening club volunteers could assist local families with gardening technique and instruction.

- **Bladensburg School System:**

Bladensburg Elementary School and other schools in the area would have the opportunity to use the urban farm as a teaching tool for their students. Teachers could incorporate the gardens into their curriculum, walking their students down from the elementary school to tour the gardens. The garden and farm could also be used as a part of the state requirements in environmental education.

## COMPONENT #2: BUILDING TRADES SCHOOL

The second component of our preferred use scenario for Bostwick is a building trades school. Bostwick is located near the center of industry in Bladensburg, and the Town is home to several building trades companies. As noted in Part 1, 18 percent of males in Bladensburg work in the construction industry. By investing in the trades school, the Town will be providing an educational job training center to the community and greater Washington area. It also presents the Town with an opportunity to develop partnerships with local community colleges and building trades leaders in the area. The trades school could also serve as resource to Bladensburg community members and homeowners in need of building maintenance advice, and offer do-it-yourself classes for local residents.

Croom Vocational High School, located close-by in Prince George's County already has a building construction program in place. The high school program could potentially serve as a feeder institution for either basic training in construction trades while in school, or further specialized training at Bostwick upon graduation.

We also examined other programs in the area, including the Historic Preservation Training Center. This National Park Service-sponsored education facility in Frederick, Maryland serves to train existing employees in heritage building trades. The site provided data that informed the structure of this component. Ultimately, this center is different from the program we recommend at Bostwick because it provides this service solely to National Park Service employees. The school at Bostwick will be open to the public and will serve crafts people at varied skill levels.

Our team consulted with local trades professionals and we have determined that due to the Bostwick's size and its many outbuildings, multiple trades can conduct training courses simultaneously. The programs will include:

- **Basic Trades:**
  - Plaster
  - Masonry
  - Wood Working
  - Roofing
- **Historic Preservation Trades**
- **Contractor Training:**
  - Project Management
  - Estimating
  - CAD
- **And others as the needs present themselves**



Figure 2-3: Artist's rendering of trades school outside the Bank Barn & Stable.

## EXISTING AND NEW STRUCTURES

The building trades school uses the majority of the existing buildings on the Bostwick property, as shown in the site plan on page 39. Masonry and plaster workshops require about 2,000 square feet each and will be conducted in the stable and bank barn, respectively. Both structures will require minimal interior reconfiguration to accommodate student work areas. The existing driveway can be utilized for loading and access areas for the studio spaces. Inside the main house, the ballroom will be utilized as the main classroom space for contractor training. Additionally, students will gather and classes will meet in the two additional rooms on the ground floor. The kitchen structure and the upstairs of the house will serve as office space for both instructors and administrative personnel.

Due to the heavy equipment needed and the space requirements for workplace safety, a new building will need to be constructed to accommodate the needs of woodworking and roofing shops. The new building will be 15,000 square feet, accommodating up to 15 students at one time. The adjacent lot, located to the north of the Bostwick property that lies outside the MHT easement, is an ideal location for this new building. The new structure will be at least two stories, allowing for workshop space on the ground floor with direct loading access and office rental space on the second floor, bringing additional and essential income back into the Bostwick property.

## PROGRAMMATIC ELEMENTS

Table 2.2 lists the various programmatic elements in use at Bostwick for the building trades school, and the square footage recommended for each.

Trade School Elements	Square Footage	Structure Usage
Office Space (Teacher/Student)	150 sq ft	House
Parking	25 spaces (1 handicapped)	Bowling alley lot
Wood Working	10,000 sq ft	New Building
Plaster	2000 sq ft	Bank Barn
Masonry	2000 sq ft	Barn/Workshop
Roofing	2000 sq ft	New Building
Classroom Space	700 sq ft (16-20 students)	House
Student Gathering Space	150 sq ft	House
Storage	750 sq ft per trade	New Building
Rental Space	15,000	New Building

*Table 2-2: Building Trades School Programmatic Elements*

# RECOMMENDATIONS



Figure 2-4: Building Trades School Site Plan

## POTENTIAL PARTNERS

There is an opportunity for the Town to partner with local schools, crafts people, and trade associations with this project. The benefits include the sharing expertise and bringing people to the property from within the community.

- **Community College:**

A community college, such as PGCC, could serve as the administrator of the trades school program. They would function in a scheduling, certification, and accreditation capacity to assist the school in enrolling students and overseeing the coordination of classes.

- **Local Building Trade Companies:**

Local building trades companies could serve as initial investors for the rehabilitation of the property. The advantage for Bostwick is the support for the rehabilitation of the site, and continued use of the site by the community. In exchange, local building trades companies gain a classroom and laboratory to train new employees, and to offer new skills to existing workers. The local community of building professionals could also serve as a feeder for instructors at the school.

The following is a list of potential partners who were also used as consultants for this project:

- Ernest Maier (masonry)
- Wagner Roofing
- Giannetti Studios (ornamental plaster)
- Mike Wilson (independent mason contractor)
- Oak Grove Restoration (woodworking)
- Historic Restoration Inc. (woodworking)

- **National Trade Associations:**

National building trade associations could be approached as yearly investors in the school. The associations would use the school as a model program for training individuals in their respective fields. Trade associations identify the development of training programs and training standards as one of the key issues of importance to their membership. By supporting the trades school, the trade associations would be furthering stated goals and responding to the needs of their membership.

The following is a list of potential national trade associations that could benefit from a connection to Bostwick.

- Association of Builders and Contractors
- Association of General Contractors
- National Roofing Contractors Association
- International Association of Operative Plasterer's and Masons
- The Brick Industry Association
- The Association of Woodworking and Furnishing Suppliers
- The International Council of Employers of Bricklayers & Allied Craftworkers

## PREFERRED SCENARIO

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The urban farm and the building trades school build upon the strength of the Bladensburg community and address key values like health, education, heritage, live/work/play, green sustainability, family, and youth. These two options would complement each other at the Bostwick site, and so it is our team's preferred scenario that the two be combined to create a community educational center.

Combining the urban farm and building trades school utilizes the property to its fullest potential. By using the grounds for the urban farm, and the house, outbuildings, and the newly constructed building for the building trades school (see Figure 2-3 on page 42), this scenario gives Bostwick an innovative, financially sustainable new use that serves as community resource. It honors the heritage of the site as a farm and the community as a center of industry. These two scenarios serve a greater array of people and open up the property to the people of Bladensburg.

In order to begin this process, our recommendation is that the Town create a new 501(c)(3) that in this report we call Bostwick, Inc. This will enable the Town to easily form strategic partnerships, apply for grants, and seek fundraising. The Town will need to hire a dynamic Executive Director who will guide the transition and turn into Bostwick the thriving educational center that we have described.



View of Stable and grounds, looking east from Quincy Street, Fall 2011.



Figure 2-5: Preferred Scenario Site Plan



## PREFERRED SCENARIO FINANCIALS

Currently there is a significant amount of rehabilitation work that is needed on the Bostwick property in order to bring it to a state where both an urban farm and trades school can operate. That means that a large financial investment is needed to complete the requisite work. Based on our proposed scenario the estimated total cost for the complete rehabilitation of the structures and grounds is approximately \$5 million dollars.<sup>13</sup> Fortunately, through the use of tools such as rehabilitation tax credits, a phased implementation plan, and strategic partnerships, securing the funds needed for this project is not insurmountable.

### TOTAL COST OF PROJECT

This financial assessment of the total cost of the project is based on certain assumptions. First, since Bostwick, Inc. is a nonprofit organization, it has to partner with private investors in order to qualify for tax credits. The most likely partner would be a tax credit syndicating organization. Together they will form a new limited liability corporation. Under this new ownership structure the tax credit syndicator will be able to sell the tax credits at a premium to corporations looking to reduce their tax liability. After this sale is completed, the syndicator will take its return on the investment and the rest of the money will go to fund the rehabilitation project. We estimate that the original cost of the rehabilitation can be reduced by approximately 1 million dollars through the syndication of the tax credits.<sup>14</sup>

Second, we assume that grants and capital from a fundraising campaign can reduce the principal by another million dollars. The rest of the expense will be financed through a mortgage. The breakdown is as follows:

Cost of Total Rehabilitation & Construction	\$5,000,000
Tax Credits	(\$1,024,000)
Grants and Fundraising	(\$1,000,000)
<hr/>	<hr/>
Mortgage Needed	\$2,976,000

With a 30-year mortgage at 7 percent interest, it is estimated that the yearly mortgage payments will be \$217,155. In order to be cash positive, the Net Operating Income (NOI) of Bostwick, Inc. will need to be at least \$271,443 since we are using a debt-service coverage ratio of 1.25. This surplus will also help compensate for unexpected expenses.

While each operation has separate income sources and expenses, the realization of this program is contingent on both the urban farm and the trades school operating successfully together on one site. In order for this project be considered financially sustainable the trade school and urban farm will need to at least break even. Therefore, it is important to note that we propose that the rental income generated by the new structure is used to fund the building trades school, rather than paid directly to Bostwick, Inc., to help the school break even and not operate at a loss. If both programs can pay for their own daily operation, other financing tools and techniques can be used to pay down the principle of the mortgage. To accomplish this we recommend a phased implementation strategy and the formation of strategic partnerships.

<sup>13</sup> This figure comes from the 2010 Market Square Studio project, and we still believe this to be accurate.

<sup>14</sup> A more detailed discussion on tax credits is in Appendix 3.

A phased implementation of both operations will allow the programs to grow as funds become available. For the building trades school, it will be required that the new structure is constructed first so that it can begin to accrue rental income to finance later stages of the project. This also allows for the rehabilitation work to be integrated in to the trades training programs, thus allowing students to gain hands-on learning experience, while reducing the need to hire a contractor.

In addition to a phased implementation, strategic partnerships can help relieve more of the financial burden. For example, trade associations are often willing to support buildings trades schools and sometimes even provide funding if the school can be used a model training facility. Furthermore, many local businesses have expressed interest in making in-kind donations of materials. This concept could be taken further by offering naming rights to the program for larger donations.

We will now evaluate both the potential income earnings and estimated operating costs for the urban farm and trades school, to demonstrate the financial sustainability of this project

## URBAN FARM FINANCIALS

Bostwick Inc. will lease 8,500 square feet of the grounds and 850 square feet of building space in the main house to the partnering organization that will run the urban farm on the Bostwick Property. It is important to note that most urban farms are established on underutilized land for reduced costs, or even through a donation, since the operation would not be profitable paying market rate land rents. The same principle holds true for the land on the Bostwick property that will be utilized by the urban farm. We propose that it pays Bostwick Inc. \$3,500 for use of the buildings and \$3,000 for land rental, a fair rate based on similar urban farm operations, equaling a yearly rent of \$6,500. In exchange for this rent, through a lease agreement, the urban farm program will be granted access to the designated parcel of land, parking lot, classrooms, office space, and common room in the main building.

To estimate the potential income and expenses of the urban farm we will employ a simple business model to predict costs. In this model the cost per class is estimated based on comparable operations and then this number is multiplied out by the number of classes that will be held each year.

### Urban Farm Simple Model

Income Per Class	
<u>Tuition (20 students x \$75 per class):</u>	\$1,500
Total Income Per Class	\$1,500
Cost Per Class	
Land/Space Rental:	\$300
Materials:	\$500
<u>Faculty/Administration Costs:</u>	\$1,000
Total Cost Per Class	\$1,800

Due to the nature of urban farm training, there were will be more, shorter courses offered at the same time. We estimate that there will be approximately 11 classes offered

each semester for three semesters a year. Also, with the urban farm operation there are other ways to generate income, such as renting community garden plots to local residents and selling the produce from the school through a Community Supported Agriculture (CSA) subscription. Through the CSA, individuals can purchase a yearly subscription to receive weekly deliveries of seasonal produce grown on the urban farm site. Therefore, we estimate the following:

Additional Sources of Yearly Income	
Community Garden:	\$1,600
<u>CSA Subscriptions:</u>	<u>\$10,500</u>
Total Additional Sources of Income:	\$12,100

Income Per Year:	\$61,600
<u>Cost Per Year:</u>	<u>\$59,400</u>
Positive Cash Flow:	\$2,200

In this model it is estimated that the urban farm will have \$2,200 of positive cash flow after a year of operation. Again, this extra cash will likely be reinvested into the operation to cover unexpected costs or improve the program.

Although the urban farm operation will produce little, if any, profit, the intrinsic benefits that this type of operation will bring to the greater community are significant. As a “food desert,”<sup>15</sup> the Town of Bladensburg and the adjacent Port Towns can benefit from local food production and education of their citizens in farming skills. Moreover, the creation of a new public gathering space brings people together around a productive and life-enhancing activity. There are also numerous grants available to urban farm operations; utilizing these grants will help with both the start-up costs and the day-to-day operating expenses of the urban farm.<sup>16</sup>

Since the urban farm will not be a profitable on its own, it will be implemented in conjunction with the trades school. We will now look at a preliminary financial assessment of the trades school to see how these two programs will work together financially.

## BUILDING TRADES SCHOOL FINANCIALS

The new building trades school will lease a total of 17,759 square feet from Bostwick, Inc. in various buildings on the site. The space will be rented at \$7 per square foot per year. This will generate an income of \$124,313 in rent from the trades school each year.

In calculating the potential revenue that can be generated we assume that there will be four courses offered each semester (one for each of the trades) with 15 students in each course for two semesters each year. We also determined that the trades school can receive donations that total approximately \$15,000 a year from four different associations

<sup>15</sup> “Access to Healthy Food in Prince George’s Country.” Urban Studies & Planning Program, Studio Report. University of Maryland College Park. Summer 2010

<sup>16</sup> See Appendix 2 for a discussion of potential grant sources.

supporting this program from looking at donations that the trades associations are already making to existing programs. Also, based on interest expressed by local trades employers they would be willing to pay up to \$5,000 a year to rent the space for various training courses. Finally, it is estimated that Bostwick, Inc. can charge \$10 per square foot of second floor rental space looking at similar facilities in the area.

As with the urban farm, to determine the yearly costs and revenue of the operation a simple model is detailed below:

### Trade School Simple Model

#### Income Per Class

Tuition (15 students x \$1,000 per student):	\$15,000
<u>In Kind Materials Donations:</u>	<u>\$2,000</u>
Total Income Per Class:	\$17,000

#### Cost Per Class

Space Rental:	\$2,000
Materials:	\$1,500
<u>Faculty/Administration Costs:</u>	<u>\$7,500</u>
Total Cost Per Class:	\$11,000

We estimate that there will be four classes on the property at any given time (masonry, plaster, woodworking, and roofing) with four offerings of each these courses per year. Therefore, there will be 16 courses per year and the total costs per year will be as follows:

#### Cash Flow of Trade School

Income Per Year:	\$272,000
<u>Cost Per Year:</u>	<u>\$176,000</u>
Positive Cash Flow:	\$96,000

Based on this model there will be \$96,000 of positive cash flow after a year of operation. This amount can be used in a variety of ways to improve the operations including reducing the principal of the mortgage, improving the sites, or expanding course offerings.

In addition to considering the amount of revenue that the building trades school can generate, we must also consider a basic estimation of operating costs that will be needed each year. Based on the previously described income and expense estimations, the building trades school will have \$245,687 to cover its yearly operating costs after the rent paid to Bostwick, Inc. In this analysis, we estimate \$4.20 per square foot per year in both the old and new buildings. Since the building trades school is using 17,759 square feet of building space, it will cost approximately \$75,000 year to pay for the general operating costs. Additionally, there will be the need to pay for staffing, materials, and administrative costs. The building trades school will most likely break even and not be able to pay a substantial amount to Bostwick, Inc. to reduce the principal of the debt right away.

Given the flexibility of these two programs, there are a number of scenarios that could make this project financially feasible. These are just a few preliminary recommendations. We suggest that a development professional, or a University of Maryland graduate student in the Real Estate Development program, conduct a more detailed financial analysis that includes a real estate pro forma.

## SWOT ANALYSIS

In order to reflect on our team's recommendations, we employed a SWOT analysis, a strategic planning method commonly used in business. A SWOT analysis evaluates the strengths, weaknesses, opportunities and threats of a given scenario in order to draw conclusions about the real-life internal and external factors that could effect the project. Here we offer our analysis in each category for our recommended scenario.

### Strengths:

- Maximizes use of the space for both the buildings and the grounds.
- Respects the historic integrity of the site through restoration of the property.
- Reflects key stakeholder values.
- Places the property into a use that is beneficial to the community.
- Unique solution based on the specific features of the site.

### Weaknesses:

- Starting new building trades school and urban farm is a complex undertaking.
- Requires strong project management skills.
- Reliant upon knowledgeable and dynamic support staff.
- Requires upfront financial commitment.

### Opportunities:

- Engages community members and local businesses.
- Provides job training opportunities for the community.
- Allows for long-term job opportunities and financial investment in the community.
- Creates new partnership relationships for the community.
- Honors the heritage of the community.
- Catalyst for economic development.
- Current economic climate favors funding for workforce development.

### Threats:

- Current economic climate.
- Contingent upon investment by many stakeholder groups.
- Existence of urban farm programs in the area.

## IMPLEMENTATION STRATEGY

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The following is one possible strategy that provides a timeline for implementing the recommendations detailed in this report. This type of project is complex, with many steps occurring simultaneously or contingent upon preceding steps, and so the actual strategy is likely to change, based upon various factors such as funding sources, partnerships, and approvals.

# PART TWO

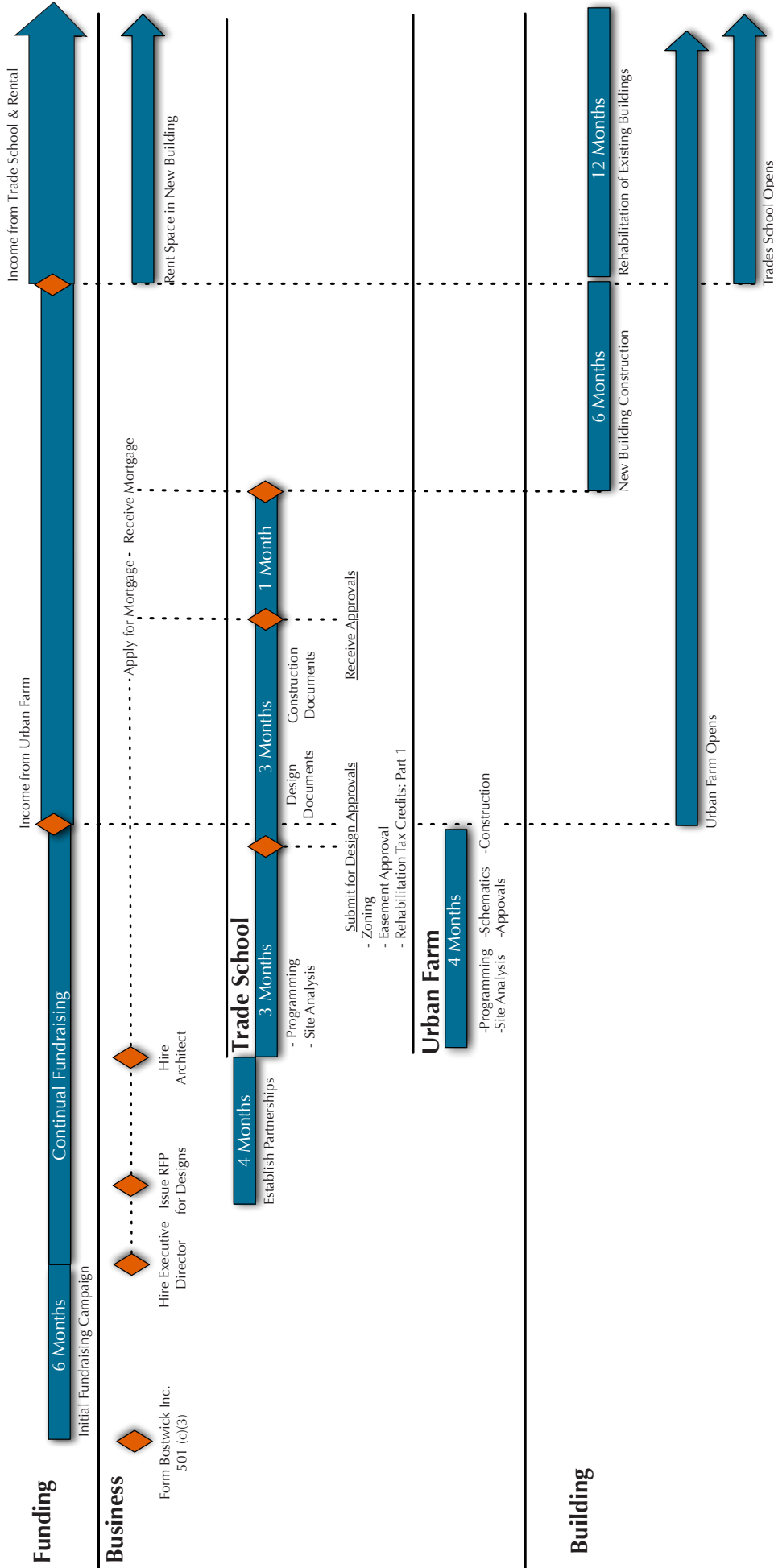


Figure 2-6: Implementation Strategy Timeline

## CONCLUSION

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The purpose of this report was to find a new use for Bostwick and we believe we have found it in the components of an urban farm combined with a building trades school.. Our team conducted research by studying the history of the Town of Bladensburg and the Bostwick property, learning about comparable historic sites, and interviewing key stakeholders. We analyzed community values to create a new statement of significance for Bostwick. And ultimately, we recommend that the Town of Bladensburg put into action our preferred scenario, which we fulfills Bostwick's potential.

Bostwick is a unique space with a unique history, and Bladensburg is a community with more than 250 years of industrial and immigration heritage. Bladensburg's development has occurred in three main stages: around the port, around the railroad, and around the roadways. Now is the time for the fourth stage of economic development around Bostwick: one that puts the property in use again, that presents an innovative solution, and that is financially sustainable. Most importantly, it creates a Bostwick that serves its community as an economic center of the Town.

The Bostwick educational center, featuring the urban farm and the building trades school, embodies the twelve key values we discussed in Part 1 of this report: change, heritage, use, community, job creation, financial sustainability, green sustainability, education, "live/work/play," family, and health. When fully realized, the educational center will also serve as a model for community and economic development, and for the reuse of historic resources.

Bostwick is an important resource to the Town of Bladensburg. Our team set out to offer recommendations for a Bostwick that survives and thrives in the 21st century, but built upon the history of the site and the values of the community. Bladensburg is lucky to own a site like this, and the combined scenario of an urban farm and buildings trade school create a Bostwick that once again serves the community in a relevant way.

# ANNOTATED BIBLIOGRAPHY

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## PLANS AND STUDIES:

“Bostwick Driveway.” July 14, 2010.

Pictures of installation of the “Green” driveway.

Foster, Jim, and Dick Charlton. “Consideration for the Restoration of Bostwick House Planning and Discussion Document.” Anacostia Watershed Society and Aman Memorial Trust, 2009.

This large white binder contains a copy of the National Register nomination form for Bostwick, several rehabilitation estimates (including information about the 2008 roof repair) and task orders, the HABS report, historic maps of Bladensburg and photos of previous owners. The binder also contains a proposal by Anacostia Watershed Society (AWS) and Aman Memorial Trust to the National Park Service and other interested stakeholders regarding the rehabilitation of Bostwick in time for the War of 1812 bicentennial. AWS proposed utilizing the building as office space and as co-tenants with UMD. The binder contains email suggestions for additional uses for the house including a proposal to use the land behind the house as an urban farm. Many stakeholders are listed in the email correspondence archived in the binder.

Interdisciplinary Graduate Studio Project. “Market Square: Bladensburg, Maryland Where Heritage, Design, and Development Converge.” Vol. 1. College Park, Maryland, 2010.

This document contains analysis of Bladensburg topography, landscape, traffic patterns, resources, history, and demographics. Also contains a discussion on community outreach. Contains a detailed proposal of how to redevelop the Bostwick property and surrounding area as a viable commercial/residential area. Includes some funding analysis for the overall redevelopment project.

—. “Market Square: Bladensburg.” Vol. 2. College Park, Maryland, 2010.

Details heart of Bladensburg walking tour and history trail. Has a short section on the history of Bostwick and other historic resources in the area (e.g. Market Master’s House, Magruder House, George Washington House, etc.). Includes historical maps and an outline of town planning documents. The appendices contain a more detailed discussion of the community outreach methodology and survey.

—. “Market Square: Bladensburg, Maryland: Real Estate Development Proposal.” Vol. College Park, Maryland, 2010.

Vol. 3 contains five proposals for ways to develop the area around Bostwick into both residential and commercial real estate holdings.



There is a financial feasibility analysis for the repositioning of Bostwick. The report contains a commercial depreciation scale should Bostwick be turned into a commercial rental property. There is also a construction cost analysis for Bostwick barn and house.

John Milner and Associates Inc. "Mortar Analysis & Paint Removal Field Test for Bostwick Bladensburg, Maryland." Alexandria, Virginia: John Milner Associates, Inc., 2007.

A detailed analysis of the masonry at Bostwick. It recommends the removal of paint from the exterior bricks and the repointing of the masonry.

Linebaugh & Associates. "Completion Report Temporary Shoring and Bracing Project Bostwick House Bladensburg, Maryland." Bladensburg, Maryland, 2008.

This report details the scope of work for bracing and shoring the ground floor from the basement.

Levermore, John W. "Structural Assessment of the Bank Barn at the Bostwick House." 2004.

A detailed analysis of the existing condition of the Bostwick Bank Barn. The report provides photos of existing conditions in 2004 and detailed structured plan drawings. It also provides cost estimates.

Manicke, Kathleen. "Building at Risk: A Structural Report for Bostwick in Bladensburg, MD." College Park, MD. 2007

This report provides specifics on the structural deterioration of the house and detailed information that will be essential in restoring the building.

State Highway Administration, Maryland Department of Transportation. "An Investigation of Three Historic Sites in Bladensburg, Maryland Using Ground Penetrating Radar." SP093A41. 2009

Focusing on the Washington House, Market Master House, and the Magruder House, this report offers a detailed explanation of a geophysical survey that was conducted in Bladensburg. This does not include Bostwick, but is a good study of other historic properties in close proximity.

University of Maryland, School of Architecture, Planning and Preservation, and the Town of Bladensburg. "Bostwick: Project Notebook."

This binder contains recent correspondence on the physical state of Bostwick, on the current grant, and on the pre-earthquake ideas on how house should be used. Is also includes information and reports about the driveway, roof, and archaeology projects that have gone on.

Wagner Roofing Company. "Bostwick House." Bladensburg, Maryland, Fall 2009.

Photos of the new roof from 2008, including barn roof, main house roof, kitchen roof repair, lower chicken coop roof

Wright, Catherine. "Port O' Bladensburg: A Brief History of a 1742 Town." Friends of Sister Catherine. Bladensburg, MD. 1977.

This document provides a brief overview of the history of Bladensburg. It also includes a section on the history of Bostwick, and contains some historic photos.

## INTERVIEWS

### CONSULTATIONS ON THE PROPERTY:

Day, Ed, Facility Manager, Riversdale Mansion, 9/23/11.

Kavka, Mike, Brick Division Manager, Ernest Maier Block, 11/10/11.

Ridout, Orlando, Chief, Office of Research, Survey & Registration, Maryland Historical Trust, 10/6/11.

Rojas, Eileen, Executive Director, Wyck House, 11/30/11.

Vitanza, Tom, Senior Historical Architect, US National Park Service, 10/13/2011, 11/18/2011.

### TRADE SCHOOL CONSULTATION:

Giannetti, John, Giannetti's Studio, 11/11/11.

Lee, John Greenwalt, John Greenwalt Lee Company, 11/22/11.

Wagner, Chuck, President, Wagner Roofing, 11/17/11.

Wilson, Mike, Independent Masonry Contractor, 11/4/11.

### URBAN FARM CONSULTATION

Bevino, Vinnie, Independent Consultant, 11/15/11.

Schwartz, Adam, Farmer and Builder, ECO City Farms, 9/27/11.

## OTHER SOURCES:

Harris, Donna Ann. *New Solutions for House Museums*. AltaMira Press. 2007

"Historic Preservation Easement for Bostwick Property." Maryland Historic Trust, 12548 506, Oct. 1998.

"Historic Preservation Easement for Bostwick Stable." Maryland-National

Capitol Park and Planning Commission, 31222 311. Nov. 2009.

Maryland-National Capital Park and Planning Commission, Department of Parks & Recreation, Prince George's County. <[http://www.pgparcs.com/places/eleganthistoric/riversdale\\_intro.html](http://www.pgparcs.com/places/eleganthistoric/riversdale_intro.html)>.

Mason, Randall. "Fixing Historic Preservation: A Constructive Critique of Significance," *Places* 2004. 64-71.

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Schuster, Mark J. et al, eds. *Preserving the Built Heritage: Tools for Implementation*, HaNover, NH: University Press of New England, 1997.

Willowbank School of Restoration Arts. <<http://willowbank.ca/content/school/>>

Wyck Historic House, Garden and Farm. <<http://www.wyck.org/>>





# APPENDICES

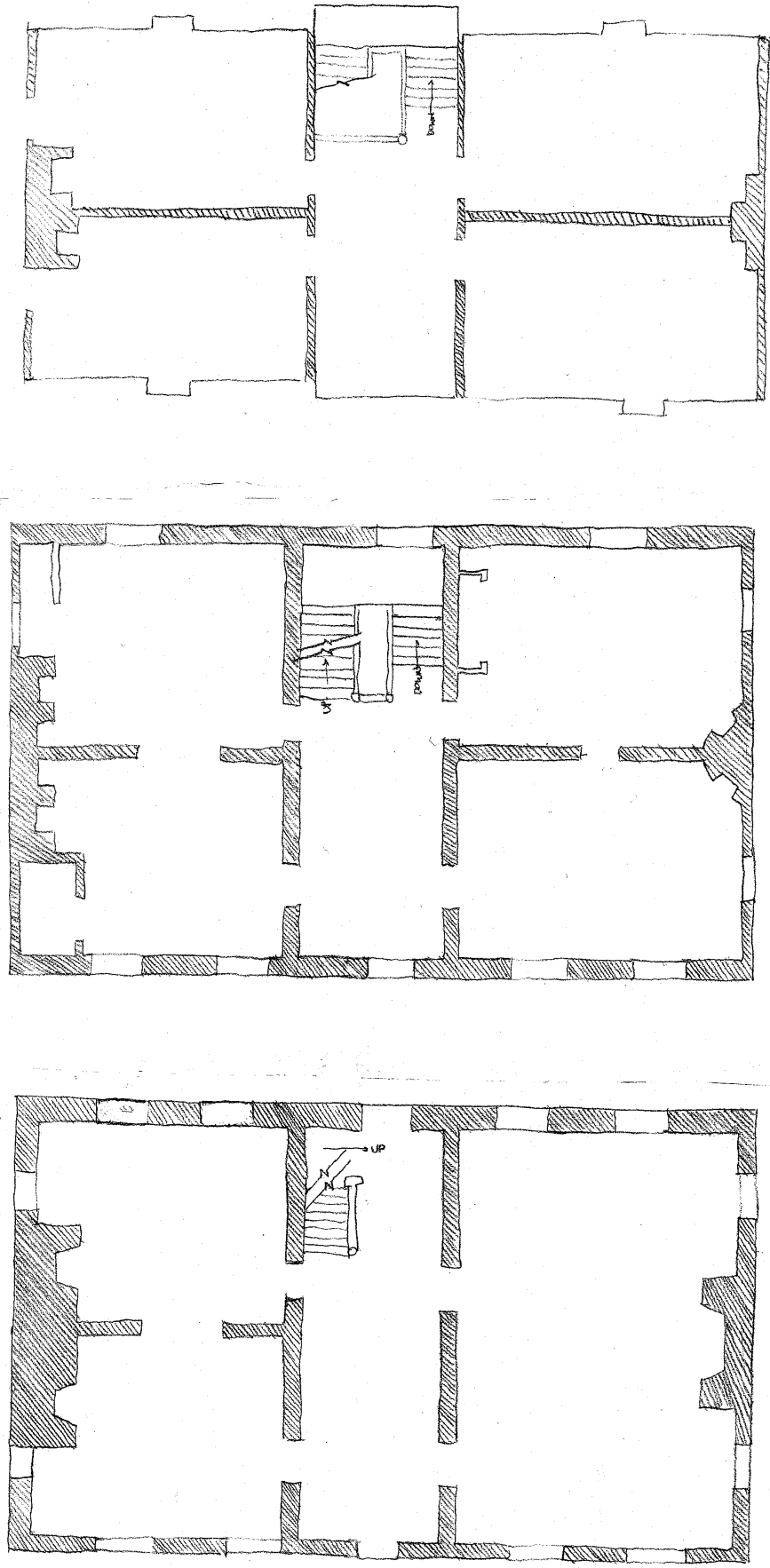
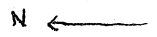


Figure A-1: Bostwick, 1746

BOSTWICK 1746  
SCALE 1/8" = 1'0"



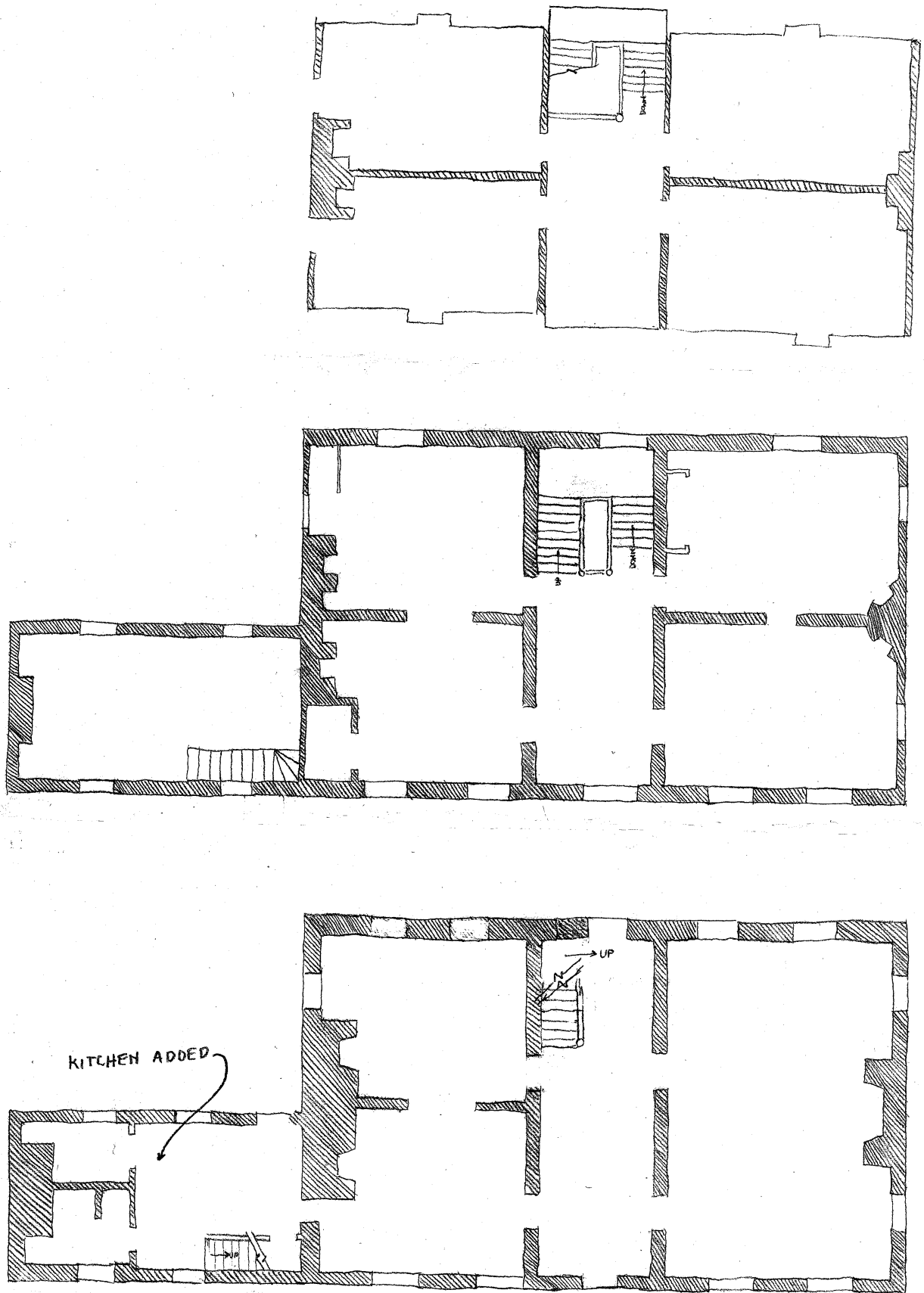
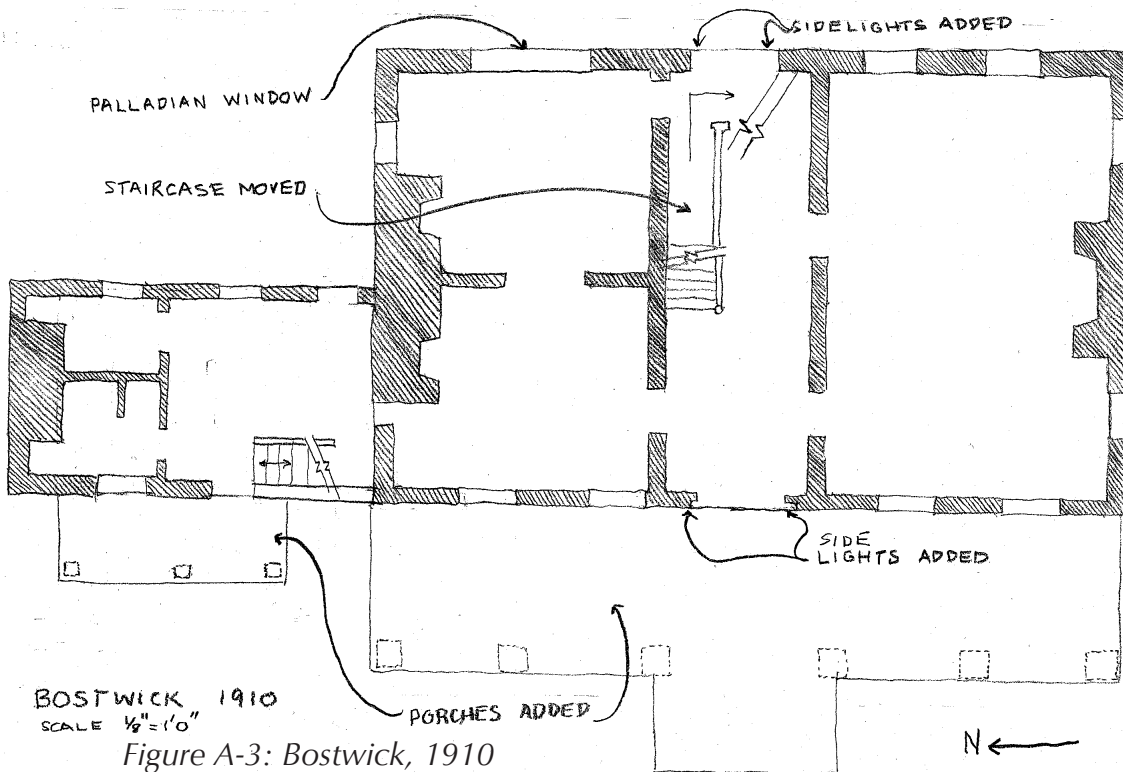
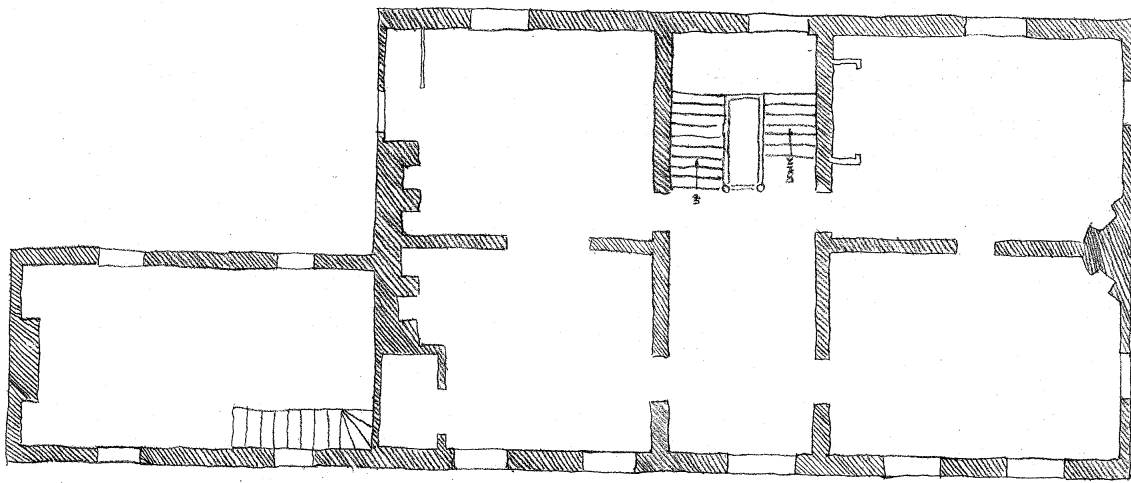
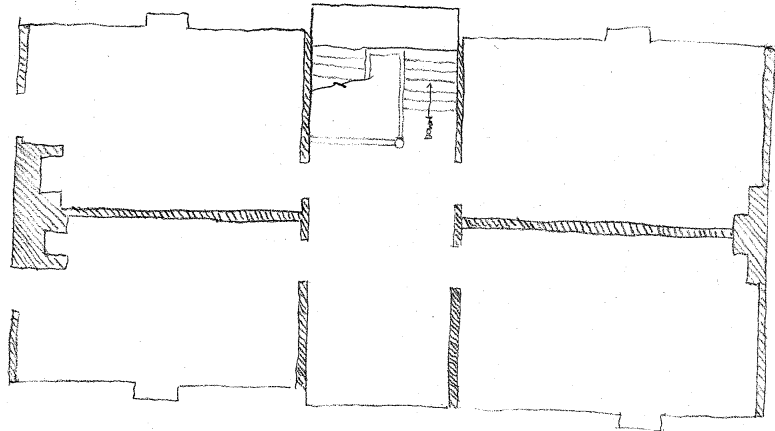


Figure A-2: Bostwick, 1793

BOSTWICK 1793  
 SCALE  $\frac{1}{8}'' = 1'0''$

N ←



BOSTWICK, 1910  
SCALE 1/8" = 1'0"

Figure A-3: Bostwick, 1910



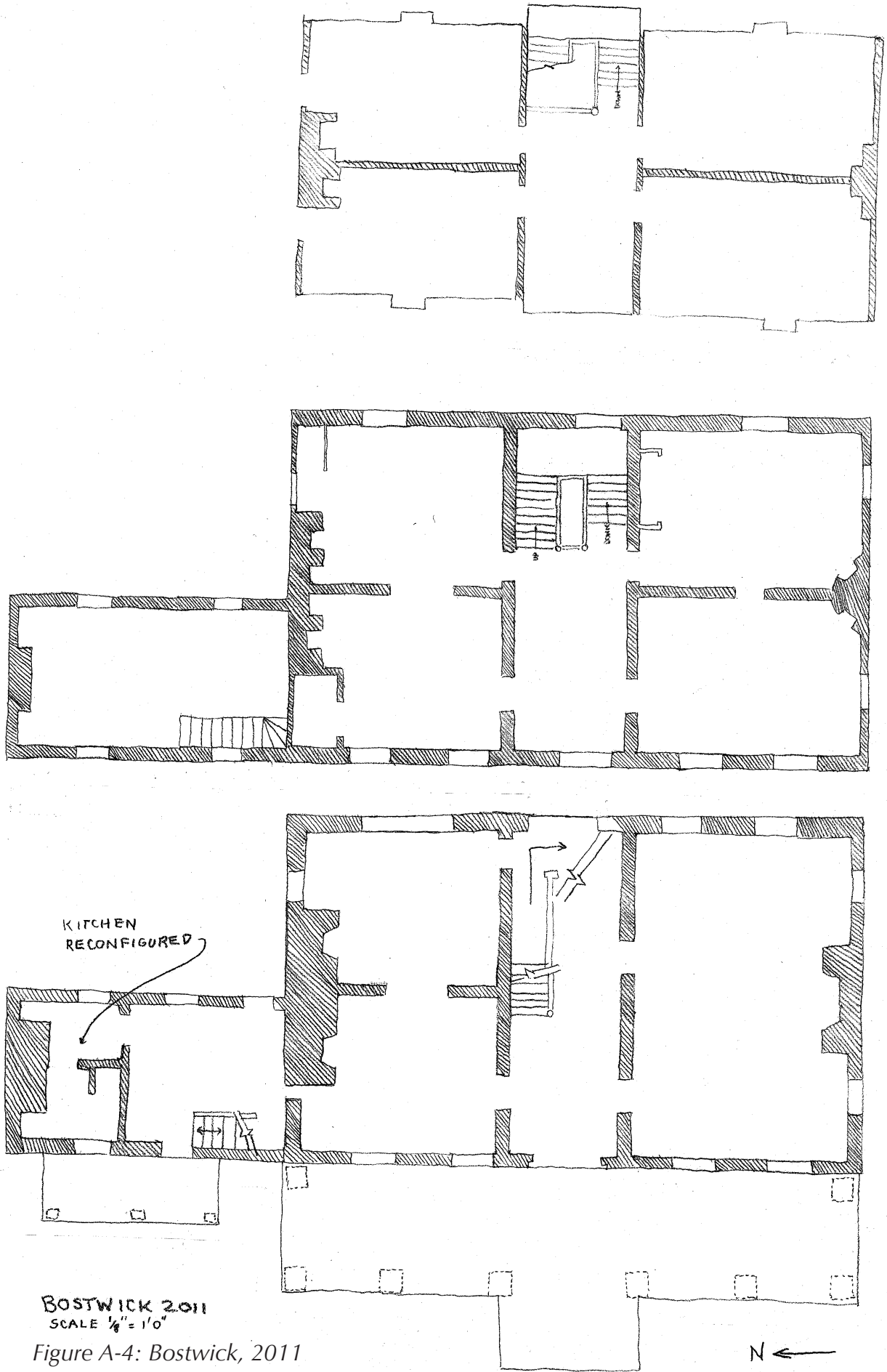


Figure A-4: Bostwick, 2011

# APPENDIX I: EVOLUTION OF BOSTWICK

Room	width -ft	width - in	width-in	length-ft	length-in	length-in	sq in	sq footage
parlor	31.00	3.00	375.00	22.00	7.50	271.50	101812.50	707.03
library	15.00	5.00	185.00	15.00	2.00	182.00	33670.00	233.82
dining room	15.00	3.00	183.00	14.00	1.00	169.00	30927.00	214.77
kitchen 1st floor	15.00	2.00	182.00	15.00	10.00	190.00	34580.00	240.14
bathroom 1st floor	15.00	2.00	182.00	9.00	11.00	19.00	21658.00	150.40
2nd front R bedroom	15.00	7.00	187.00	23.00	4.00	280.00	52360.00	363.61
2nd back R bedroom	15.00	1.00	181.00	21.00	1.00	253.00	45793.00	318.01
2nd front L bedroom	15.00	0.50	180.50	14.00	8.00	176.00	31768.00	220.61
Bathroom 2nd floor	7.00	2.00	86.00	4.00	4.25	52.25	4493.50	31.20
2nd back L bedroom	17.00	0.00	204.00	15.00	7.00	187.00	38148.00	264.92
2f kit loft7	.008	.00	92.00	10.00	4.00	124.00	11408.00	79.22
2nd floor abv kitchen	13.00	6.00	162.00	16.00	6.00	198.00	32076.00	222.75
Attic front R room	12.00	8.00	152.00	23.00	8.00	284.00	43168.00	299.78
Attic back R room	10.00	10.00	130.00	23.00	8.00	284.00	36920.00	256.39
Attic front L room	23.00	8.00	284.00	12.00	8.00	152.00	43168.00	299.78
Attic back L room	10.00	10.00	130.00	23.00	8.00	284.00	36920.00	256.39
calc 1f adn space	25.00	10.00	310.00	13.00	6.00	162.00	50220.00	348.75
calc 2f adn space	15.00	2.00	182.00	25.00	9.00	309.00	56238.00	390.54

Table A-1: Useable Floorspace in the Bostwick Main House

# APPENDIX II: POTENTIAL GRANT SOURCES

Name	Amount	Grantor	Restrictions	Type	Historic Preservation	Educational	Landscape	Gardening	Recreation	Low Income	Heritage	Archaeological	Tourism	Water	Agriculture
<b>Historic Preservation Fund</b>	depends on how much appropriated to the State that year FY 2010 (\$790,739) **matching**	NPS	Property must be controlled by State (SHPO), Tribe, NTHP or CLG		X										
<b>Save America's Treasures</b>	\$125,000-700,000 matching- waiting for Congress approval for FY2012 funding	NPS/NEA/MLS	Property must be owned by Federal Agency/ Non-profit/ state or local gov/ Tribe/ active religious organization		X										
<b>Preserve America</b>	\$20,000-250,000- matching- waiting for Congress approval for FY2012 funding	NPS	Property must be a part of a designated Preserve American Community- through SHPO, Tribal, and CLGs who have applied for Preserve America Community designations are eligible. Only for research and documentation, education and interpretation, planning, marketing, training.												
<b>American Battlefield Protection</b>	\$5,000-80,000 ** MD/DOT received \$60,000 last year for the Battle of Bladensburg	NPS- Heritage Preservation Services	Must be run by a state or local government, is not within the exterior boundaries of a unit of the National Park System, is identified in the Battlefield Report		X		X				X				
<b>Land and Water Conservation Fund State Conservation Grants</b>	FY 2011 MD received \$718,157	NPS	For the acquisition and development of public outdoor recreation areas and facilities to provide public access to land. States may apply, must be a part of the statewide recreation plan which must address the demand for and supply of recreation resources, identify needs and new opportunities for recreation improvements and set forth an implementation program to meet the goals identified by its citizens and elected leaders.				X							X	
<b>Collaborative Research Grants</b>	\$25,000-100,000- outright funds, or a combination of the two	NEH	Applicant must be a non-profit, state or local government, tribe or project director not affiliated with an eligible institution. Research that significantly adds to knowledge and understanding in the humanities; conferences on topics of major importance in the humanities that will benefit scholarly research; archaeological projects that include the interpretation and communication of results (projects may encompass excavation, materials analysis, laboratory work, field reports, and preparation of interpretive monographs); and research that uses the knowledge and perspectives of the humanities and historical or philosophical methods to enhance understanding of science, technology, medicine, and the social sciences.												X

Table A-2: Potential Grant Sources

# APPENDIX II: POTENTIAL GRANT SOURCES

Name	Amount	Grantor	Restrictions	Type Historic Preservation	Educational	Landscape	Gardening	Recreation	Low Income	Heritage	Archaeological	Tourism	Water	Agriculture
National Center for Preservation Technology and Training	FY 2011 projects ranged between \$11,000- 25,000	NCPTT	funds may be used for: laboratory or field research that explores or assesses novel or adaptive methods; training activities, including workshops, and course or curriculum development that promote the use of new or adaptive technologies; documentation using new methods that disseminates innovative preservation technologies, and proposals should seek to develop new technologies or adapt existing technologies to preserve cultural resources, or meetings that convene experts to discuss the use of technologies to address preservation problems.	X										
Historic Barn Preservation Program Grant	Funded through Farm Bill - not sure this is still occurring	USDA	State Dept of Agriculture, SHPO, National or State non-profit organizations	X										X
Rivers, Trails, and Conservation Assistance Programs		NPS	State or Local agency, tribe, non-profit organization, or citizen's group. Provides guidance to communities so they can conserve waterways, preserve open space, and develop trails and greenways.			X		X					X	
Teaching with Historic Placces	non-monetary training for how to use house as an education resource	NPS	series of lesson plans; guidance on using places to teach; information encouraging educators, historians, preservationists, site interpreters, and others to work together effectively; and professional development, publications and training courses.		X									
Adult Education - Basic Grants to States	Total approp. For FY 2010 \$628,221	Dept. of Ed.	Local education agencies (LEAs); • Community-based organizations (CBOs) of demonstrated effectiveness; • Volunteer literacy organizations of demonstrated effectiveness; • Institutions of higher education (IHEs); • Public or private nonprofit agencies; • Libraries; • Public housing authorities; • Other nonprofit institutions that have the ability to provide literacy services to adults and families; and • Consortia of the agencies, organizations, institutions, libraries, or authorities listed above.											
Adult Education- National Leadership Activities	Total approp. For FY 2010 \$11,346,000	Dept. of Ed.	Postsecondary education institutions, organizations or agencies, or consortia of these institutions, agencies, or organizations are eligible. For- Priorities include technical assistance to states, accountability and data quality, demonstrations or dissemination of innovations and best practices, expanding access to services, and research and evaluation.		X									

# APPENDIX II: POTENTIAL GRANT SOURCES

Name	Amount	Grantor	Restrictions	Type	Historic Preservation	Educational	Landscape	Gardening	Recreation	Low Income	Heritage	Archaeological	Tourism	Water	Agriculture
English Language Acquisition National Profession Development Project	Total approp. For FY 2010 \$143,020,461	Dept. Of Ed.	IHEs in consortia with local education agencies (LEAs) or state education agencies (SEAs) may apply. Grants are made to IHEs that have entered into consortium arrangements with SEAs or LEAs. Projects are designed to increase the pool of highly qualified teachers prepared to serve LEP students and increase the skills of teachers already serving them.			X									
Early Reading First	Total approp. For FY 2010-0, FY 2009- \$112,549,000	Dept. of Ed.	Institutions of Higher Education (IHEs), Local Education Agencies (LEAs), Nonprofit Organizations, Other Organizations and/or Agencies, State Education Agencies (SEAs). LEAs eligible for a Reading First (see # 84.357, also under topical heading "Reading") subgrant and public or private organizations or agencies located in a community served by an eligible LEA may apply.												
Capital Grants for Historic Preservation Projects	\$5,000=50,000, matching requirements, did not have grants in FY2011	MHT	Non-profit organizations and local jurisdictions for Acquisition, rehabilitation, and restoration of properties eligible for listing on the National Register of Historic Places. Pre-development costs directly associated with a project to rehabilitate or restore historic properties. Such pre-development costs may cover historic structure reports and studies, the preparation of plans and specifications, necessary archeological investigations, and reasonable fees for architectural, design, engineering and other special services.	X											

# POTENTIAL GRANT SOURCES

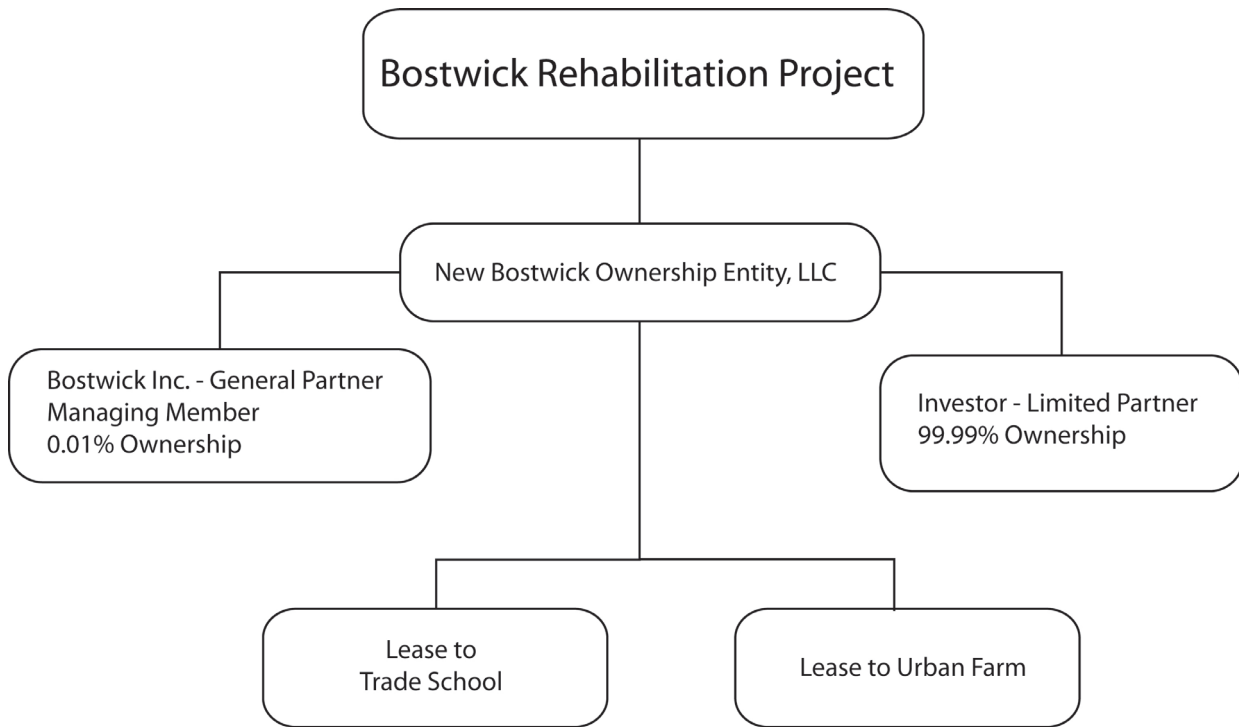
Name	Amount	Grantor	Restrictions	Type	Historic Preservation	Educational	Landscape	Gardening	Recreation	Low Income	Heritage	Archaeological	Tourism	Water	Agriculture	
<b>Non Capital Grants</b>	\$5,000-\$50,000, matching requirements	MHT	<p>Non-profit organizations and local jurisdiction for identifying and documenting standing structures through broad-based comprehensive surveys, generally resulting in completion of Maryland Inventory of Historic Properties (MIHP) forms Completing National Register of Historic Places nominations for historic districts or thematic groups of historic and cultural resources</p> <p>Documenting historic properties through historic structures reports and Historic American Buildings Survey (HABS) materials</p> <p>Conducting broad-based, comprehensive archeological investigations:</p> <p>Documenting oral traditions and cultural heritage in historic communities and traditional occupations as they may relate to historic places</p> <p>Developing preservation elements for local comprehensive growth management plans</p> <p>Developing design guidelines for historic districts and preservation commissions</p> <p>Conducting programs specifically designed to engage the public in Maryland archeology, historic preservation and cultural conservation</p>	X							X					
<b>Youth Garden Grant Program</b>	\$500-1000 gift card to Home Depot	National Gardening Association	Schools and Community organizations with child-centered garden programs, educational focus and/or curricular ties (if applicant is a formal education program)													
<b>Annie's Grants for Gardens</b>	undisclosed amount	Annie's	Schools and Non-profits that focus on School and Community Gardens or Sustainable Agriculture		X			X								X
<b>Gardenburger Community Garden Grant</b>	undisclosed amount	Gardenburger (Kellogg)	Communities, schools, non-profits, and individuals		X			X								X
<b>School Garden Grants</b>	\$2,000	Whole Kids Foundation (Whole Foods)	Non-profit organization or nonprofit-12 school creating a garden at any stage.			X		X								X
<b>Operation Green Plant</b>	free seeds	American the Beautiful Fund	Anyone who send is a request with a short description of the project.					X								X

Name	Amount	Grantor	Restrictions	Type	Historic Preservation	Educational	Landscape	Gardening	Recreation	Low Income	Heritage	Archaeological	Tourism	Water	Agriculture
<b>Captain Planet Foundation</b>	\$2,500, preferential treatment to those who provide matching fund		All applicant organizations or sponsoring agencies must be exempt from federal taxation under the Internal Revenue Code Section 501. In order to be eligible for funding (this includes most schools and non-profit organizations).			X		X							X
<b>Fiskars Project Orange Thumb</b>	\$3,500 and \$1,500 worth of Fiskars garden tools	Fiskars	Open to any non-profit organization					X							X
<b>Lorrie Otto Seeds for Education Grant Program</b>			schools, nature centers, and other non-profit places of learning. Projects must emphasize involvement of students and volunteers in all phases of development, and increase the educational value of the site. Creativity in design is encouraged, but must show complete and thoughtful planning. The use of, and teaching about, native plants and the native plant community is mandatory, and the native plants must be appropriate to the local ecoregion and the site conditions (soil, water, sunlight).			X	X	X							X
<b>Lowe's Toolbox for Education Grant Program</b>	\$2,000-\$5,000	Lowe's Charitable and Educational Foundation	Schools and parent groups			X		X							X
<b>Target Field Trip Grants</b>	\$700	Target	K-12 schools			X							X		
<b>Community Food Project Grants</b>	\$10,000-300,000, matching required	National Sustainable Agriculture Coalition	Private non-profit organizations												
<b>Tourism Cares-Worldwide Grants</b>	undisclosed amount	Tourism Cares	nonprofit, tax exempt organizations					X					X		
<b>American Express Historic Preservation and Conservation Grant</b>	\$7,500+	American Express	Certified non-profits		X										
<b>Perservation MD Heritage Fund</b>	\$500 - \$5000	Perservation Maryland	<a href="http://www.preservationmaryland.org/programs/heritage-fund/">http://www.preservationmaryland.org/programs/heritage-fund/</a>		X		X				X				
<b>Technological Innovation: The 2012 PTT Grants Program</b>	The maximum requested award from NCPITT is \$25,000 and a funding match is required.	NPS/NCPITT	<a href="http://ncptt.nps.gov/grants/call-for-proposals/">http://ncptt.nps.gov/grants/call-for-proposals/</a>		X							X			





## New Ownership Structure for the Use of Historic Tax Credits



### **Bostwick Inc.**

Bostwick Inc. is the formation of a new corporation where the Town of Bladensburg is the controlling member. Other members could include the University of Maryland and members of the Bostwick Partners.

### **Investor**

The investor will most likely be a tax credit syndicator who will then sell the tax credits produced from this project.

### **New Bostwick Ownership Entity, LLC**

This new LLC will be the partnership between Bostwick Inc. and the investor. This entity will be the owner of the Bostwick Property during the rehabilitation and for five years after (to avoid tax credit recapture). This will also be the entity that Prince George’s Community College and other entities lease from.

### **Lease Considerations**

After the completion of the rehabilitation the building will be leased to an urban farming organization and a trade school. To avoid recapture it is important that the lease is not a Disqualified Lease as defined by Internal Revenue Code Section 168(h)(1)(B)(ii). For our purposes this means that the lease cannot include a fixed purchase price or option to buy and the lease term must be less than 20 years.

### Rough Estimate of Cost Reduction from Tax Credits

State & Federal Tax Credits	\$ 1.3 million
Financing	\$ 2.7 million
Grants & Other Assistance	\$ 1.0 million
Total Cost of Project	\$ 5.0 million

(Including: main house, outbuildings, and grounds)

### Calculation of Estimated Tax Credits

Federal Historic Tax Credits	State Historic Tax Credits	
\$5,000,000	\$5,000,000	
80%	80% (estimate)	
<u>\$4,000,000</u>	<u>\$4,000,000</u>	Federal & state of Maryland rates
20%	20%	
\$800,000	\$800,000	
<u>\$0.92</u>	<u>\$0.68</u>	Expected investor pay in
\$736,000	\$544,000	
Total Equity (estimate)		
\$736,000		
<u>\$544,000</u>		
\$1,280,000		

#### mortgage

2,700,000	Loan	Terms:	30	yrs	NOI	<b>\$269,448</b>
			7%	annual interest rate	DSCR	1.25
		Payment:	\$17,963	Monthly	Payment	\$215,558
			<b>\$215,558</b>	annual mortgage payment	Cash	
					Flow	\$53,890





BOSTWICK

THE TOWN OF BLADENSBURG  
MARYLAND