Seneca Store Rehabilitation Project
Community Meeting Presentation
January 7, 2014
Introductions

Lead Consultant:
Setty & Associates
• Tas Ioannidis, R.A., Project Manager

Architect:
The Lukmire Partnership
• Greg Lukmire, AIA
• Rob Emard, AIA, LEED AP

Parks Staff:
• John Nissel, Deputy Director of Operations
• Eileen Emmet, Seneca Store Project Manager
• Joey Lampl, Manager, Cultural Resources Stewardship Section
• Dan Hertz, Special Projects Manager, Facility Management Division
• Jim McMahon, Park Manager, Seneca Landing Special Park
• Michelle Grace, Property Management Section
• David Tobin, Community Partnerships Section
• Bob Turnbull, Natural Surface Trails Construction
Seneca Landing
Special Park Vicinity

• Seneca Greenway Trail
• Riley’s Lock
• Seneca Creek State Park
• C&O Canal National Historic Park
Goals

• **Rehabilitate** the historic general store to historic regulatory criteria
• **Obtain** building and use & occupancy permits for commercial (retail) use
• **Provide** base building improvements that will appeal to a future tenant
• **Create** a heritage tourism destination within the building’s immediate surroundings.
# Design/Permit Phase Project Schedule

<table>
<thead>
<tr>
<th>Phase</th>
<th>Project Initiated</th>
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<tbody>
<tr>
<td><strong>September</strong></td>
<td>Current Project Initiated – Consultant team on board</td>
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<tr>
<td><strong>Fall 2013</strong></td>
<td>30% Development</td>
</tr>
<tr>
<td></td>
<td>- Existing Condition Documentation</td>
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<tr>
<td></td>
<td>- Regulatory Feasibility Analysis</td>
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<td></td>
<td>- Community Meeting</td>
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<tr>
<td></td>
<td>- Maryland Historical Trust (MHT) Submission</td>
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<tr>
<td><strong>Winter 2014</strong></td>
<td>50% Development</td>
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<tr>
<td></td>
<td>- Maryland Historical Trust (MHT) Approvals</td>
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<td></td>
<td>- Historic Preservation Commission (HPC) – possible hearing</td>
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<tr>
<td><strong>Spring 2014</strong></td>
<td>90% Development</td>
</tr>
<tr>
<td></td>
<td>- Maryland Historical Trust (MHT) Approvals</td>
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<tr>
<td></td>
<td>- Historical Preservation Commission (HPC) – possible hearing</td>
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<tr>
<td></td>
<td>- Seek State Bond Bill Funding to supplement County funding</td>
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<tr>
<td><strong>Summer 2014</strong></td>
<td>100% Permit Document Development</td>
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<tr>
<td><strong>Fall 2014</strong></td>
<td>Submit Building Permit Application/Review &amp; Approvals</td>
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Project Funding

Current Funding:

$50,000  State Bond Bill (Maryland General Assembly)
  Thanks to: Brian J. Feldman, District 15; Delegate Kathleen M. Dumais, District 15;
  Delegate Aruna Miller, District 15; Caroline Taylor, Dick Stoner, and Dolores Milmoe

$47,000  State of Maryland Heritage Areas Authority (MHAA) Grant,
  Requires Easement held by the Maryland Historical Trust (MHT)

$Varies  Capital Improvement Program (CIP) (County Bonds)
  Restoration of Historic Structures fund for Cultural Resources in Parks
  (Covers add’l costs incl. consultant contracts)
  Thanks to: The Montgomery County Council, incl. Roger Berliner, District 1
  and Craig Rice, District 2

Current Funding Pays for:

•  Design Documents and Building Permits
  architectural/engineering fees includes civil, septic, landscape, architectural,
  structural, mechanical, electrical, and plumbing

•  Interpretive Signage
Overview of Site

**Upton Darby House** – Private Tenant
(Not part of current project)

**Barn** – Needs Structural Stabilization
(Not part of current project)

**Warehouse** – *Farm and Home Services*,
Commercial Tenant
(Not part of current project)
State Historic Preservation Design Criteria

The store is subject to an historic preservation easement held by the Maryland Historical Trust (MHT).

1) Standard archaeological protection within the easement boundary
State Historic Preservation Design Criteria

2) The entire exterior:
• architectural style
• general design and arrangement
• color
• kind and texture of all building materials
• design and materials of all windows, doors, light fixtures, signs and other similar exterior features, including the structural framing elements and the front porch.

3) Parts of the interior:
• architectural style, the general design and floor plan;
• color;
• design and materials of the beaded ceiling,
• all wood trim (including window, door and baseboard trim),
• all wood doors; plaster walls on the gable ends of the building;
• rear stair.
State Historic Preservation Design Criteria

4) Replacement Items Allowed:
The following may be replaced, but replacement materials must first be approved by the Trust:
• first floor wood floor
• side plaster walls
• temporary support posts.
Heritage Area Interpretive Signs
Under design/implementation by the Parks Historian, Cultural Resources Stewardship Section

Sign Topics:
1. Veteran’s Life in Montgomery County (separate signage grant)
2. Seneca in the Civil War
3. Seneca Store (formerly Allnutt’s Store)
4. Seneca Mill
Replacement Septic System

**Good News! The Ground Perks!!**

**Allows:**
- One staff-only restroom
- **Food Service:**
  - Basic Option - Prepackaged Foods
  - Moderate Option – Hot dogs, Sandwiches

**Components:**
- Grease Trap
- Advanced Treatment Unit
- Trenches
- Piping
- Pump and Pump Fixtures
- Septic Permits
## Seneca Store Cleaning & Repair Expenses

**January 2011 thru November 2013**

### General Store Building

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Architectural &amp; Engineering</td>
<td>$9,900</td>
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<tr>
<td>Security Improvements</td>
<td>$9,000</td>
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<tr>
<td>Roof &amp; Gutter Repairs</td>
<td>$8,300</td>
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<tr>
<td>Structural Repairs</td>
<td>$1,500</td>
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<tr>
<td>HVAC Repairs</td>
<td>$600</td>
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<tr>
<td>Electrical Repairs</td>
<td>$200</td>
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<td><strong>Total – General Store Building</strong></td>
<td><strong>$29,500</strong></td>
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### Site Cleanup

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<td>$7,700</td>
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### Warehouse Building

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<th>Description</th>
<th>Amount</th>
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<td>Electrical Repairs</td>
<td>$10,000</td>
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<tr>
<td>Painting</td>
<td>$6,300</td>
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<tr>
<td>Carpentry &amp; Window Repairs</td>
<td>$5,300</td>
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<td><strong>Total – Warehouse Building</strong></td>
<td><strong>$21,600</strong></td>
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### Total – Seneca Store, Site & Warehouse

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
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<td>$58,800</td>
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Existing Seneca Store
Existing Site Context
Existing Seneca Store
Scope of Work
Rehabilitate the Store

Site Work
• Limit site disturbance to 5,000 SF
• Provide Code Required Parking for Store’s Retail Use
• Regrade / Guard against Flooding
• Exterior Signage- Wayfinding & Interpretative

Store
• Rehabilitate the Store keeping elements of Historic Significance
• Retain the existing Features in the Second Floor Level & Basement
• Provide new HVAC & Electrical Systems
• Stabilize the Structure
• Prepare the Store Rehabilitation to accommodate a new Commercial (Retail) Use
• Add a Food Prep Area w/ 3-Compartment Sink & Hand Sink
• Add a staff Restroom
Existing Floor Plans

EXISTING BASEMENT PLAN

EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN
Existing Seneca Store- First Floor
Existing Seneca Store- Basement

- First Floor Structure has been stabilized
- Houses boiler & hot water heater
- Will retain Historic Features
Existing Seneca Store- Second Floor

- No Code compliant structural capacity for storage
- Insulate roof & walls
- Retain materials
Exterior Architectural Issues

Retain porch
Replace railings
Remove Lean-to
Maintain Accessibility

Repair rot
Remove Lead Paint
Repair windows
Retain front door
Re-Install side door
Retain stair to attic
Interior Architectural Issues

- Remove shelving & column
- Reuse 3 compartment sink
- Replace wood floor
- Retain bead ceiling
- Upgrade elect service
- Add Staff Restroom
- Retain attic office
- Replace HVAC system
New Base Building Infrastructure

**Mechanical / Electrical Systems**

- Existing equipment is inadequate or non-functioning and does not meet Commercial Codes
- All mechanical, electrical and lighting systems will be Removed & Replaced
- Commercial type all electric HVAC heat pump split system with supplemental electric heater is proposed
- Natural Gas service is not available
- New exhaust fans for attic, bathroom and food service service areas
- New Interior and Exterior Lighting

**Plumbing Systems**

- Existing system will be replaced
- New plumbing fixtures will include drinking fountain, staff restroom, hand sink, and three-compartment sink in the food preparation area
- Existing well water will have new filtration and purification system
- New hot water system will be provided
- Replacement septic system includes a grease interceptor and sanitary pretreatment and septic lines & field

**Life Safety Systems**

- All safety, fire protection, fire alarm, detectors, security and communication systems will be provided according to code and occupancy/use requirements
Existing Elevations
First Floor Plan Options

4 options to add restroom, kitchen area

EXISTING BASEMENT PLAN

EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN
Floor Plan Studies

Option 1: Renovate within the existing store

Option 2: Renovate within the existing store

Option 3: Add an external restroom to maximize preparation space in kitchen
Preferred Floor Plan
(Pending Historic Regulatory Approvals)

Option 4 – Add an approximately 230 SF rear addition
Proposed Site Plan

- Disturbance = 4,830 SF w/ storm water management facility
- 5 parking spaces (1 ADA)

Limit of Disturbance

Maryland Historic Trust Boundary
Proposed Façade Improvements

- Proposed addition to be developed with windows & siding to be compatible with existing scale of siding.
- Existing building to remain.
- Proposed addition.
- Second floor.
- First floor.
- North Elevation.
- East Elevation.
- West Elevation - Proposed similar to East Elevation.
- Possible HC ramp to be developed & for 50% submission to MHT.
Next Steps / Estimated Schedule

Seek Funding for Construction Phase

Initiate Construction Phase – *earliest target dates noted*
• Prepare Construction Solicitation (Fall 2014, during DPS permit review)
• Hire Contractor (January 2015, after DPS permit approval)
• Complete site and building work (January 2016, 9-12 mo. actual work)

Find Tenant – *earliest target dates noted*
• Prepare Solicitation (Spring 2014)
• Contract Agreement (Fall 2014)
• Initiate Tenant Fit-out Interior Improvements, if needed (January 2015)
• Obtain DPS and Health Department occupancy permits (January 2016)

Opportunities for Volunteer Participation
Heritage Area Grant – Matching Funds Requirement
• $4,400 worth of volunteer labor hours for site work/simple landscaping
Questions??
Thank you for coming!

Written comments on the information presented should be submitted by Tuesday, January 14, 2014 to:

Eileen Emmet, Parks Project Manager
Eileen.Emmet@MontgomeryParks.org
301.495.2550

www.ParkProjects.org