



Agenda Item Summary Report

Meeting Date:
May 12, 2025

Submitted by:
Michelle Bailey Hedgepeth, Town Administrator

Item Title: **CONTRACT APPROVAL:** Approval of a contract for repairs to Bostwick House - Wash House Stabilization, using MNCPPC Historic Preservation funds

Work Session Item [X]
Council Meeting Item [X]

Documentation Attached:
RFP Bostwick House – Wash House
Site Photos
Proposals

Recommended Action:

Staff recommends that the Council approve an agreement for stabilization work and repairs to the Bostwick House – Wash House. This project is partially funded by \$50,000 from MNCPPC Historic Preservation Funds.

Purpose & Summary: Here is a Summary of the RFB and information regarding the repairs to the Bostwick House | Wash House, which is funded for up to \$50,000 from MNCPPC Historic Preservation Funds.

Bid Release Date: April 17, 2025

Submittal Due Date: May 5, 2025

Background:

Constructed in 1746 by Christopher Lowndes, the Bostwick House is one of Bladensburg's few remaining pre-revolutionary structures and a significant piece of the Town's heritage. It was later home to Benjamin Stoddert, former Secretary of War and Secretary of the Navy. The Town of Bladensburg acquired the property in 1997 and entered into a perpetual historic preservation easement with the Maryland Historical Trust (MHT) and the MNCPPC Historic Preservation Commission (HPC). The site has since served educational, environmental, and public engagement purposes.

Project Scope:

This project focuses on rehabilitating and stabilizing the Wash House, a historic outbuilding adjacent to the main structure. To ensure compliance with preservation standards, all work will be performed under the oversight of MHT.

Key Work Items Include:

- **Window/Door Rehabilitation:**
 - Removal and restoration of existing sashes/doors
 - Rebuilding one double-hung window to match original design
 - Reinstallation with new sash cords and priming for final painting
- **Exterior Trim and Woodwork:**

- Removal of rotted wood, restoration/replacement of eaves, fascia, cornices, and dentil trim
- Flashing replacement where missing or damaged
- **Painting:**
 - Scraping and preparation of all painted surfaces
 - Three-coat paint application using Sherwin-Williams materials
 - Full caulking and puttying prior to finish coats
- **Masonry Repairs:**
 - Repointing and replacement of cracked or missing bricks at door and window areas
 - Removal and replacement of failed grout along the east elevation

This project is essential in preserving the integrity of Bostwick's historic assets and ensuring their continued use for educational and community programming.

Winning Proposal Summary:

The Town received two proposals, and at the time of posting, staff were still reviewing the bids. Both bidders information has been posted as hold for this item.

If you have any questions regarding this matter, the Town Administrator can answer them.

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| Budgeted Item: Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>] Budgeted Amount: \$ One-Time Cost: NA Ongoing Cost: | Continued Date: |
| Council Priority: Yes [<input type="checkbox"/>] No [<input type="checkbox"/>] | Approved Date: |

Site Photos:



