

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
James Neall House		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Mautz	Talbot County Delegation	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Talbot County	\$300,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the James Neall House		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Senator Johnny Mautz		johnny.mautz@senate.state.md.us
Peggy Morey		410.822.0773
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Talbot Historical Society was founded in 1954 by a group of citizens who were concerned about the need for public awareness and preservation of Talbot County history. Their first project was to purchase and rescue the James Neall House (c 1804) from demolition. Today the Society is the primary community resource for the history, culture, and traditions of the County and is dedicated to preserving and promoting the rich history of Talbot County, Maryland. Its mission is to foster an appreciation for the Countys history, culture, and traditions through research, education, preservation, and community engagement. As the primary historical resource for the County, the Societys extensive archives. Innovative exhibits, walking tours, regular newsletters, and focused lectures inspire curiosity and build connections with the past for residents and visitors alike.</p>		

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

This grant request is for \$300,000 for facade improvement for the entire brick structure of the James Neall House (c 1805), which is located at South Washington St. and Glenwood Ave. in Easton's Historic District. The Neall House is a magnificent Federal-style townhouse on the THS campus. It is listed in the Maryland Inventory of Historic Properties, and is one of Eastons only two remaining townhouses of their kind from that era. Two centuries of aging and weather have damaged the exterior to the point of interior walls leaking during rain and snow storms. Remediation of significant damage done to the floors and walls has already been required at great expense to the Society. The need for facade improvement is critical and urgent. Preservation of the Neall House is not just a top priority for the Society. It also means preservation of a priceless historic treasure for both Easton and Talbot County.

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	\$0
<b>Design</b>	\$0
<b>Construction</b>	\$300,000
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$300,000</b>

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

Department of Housing and Community Development	\$40,000
Maryland Historic Trust	\$100,000
<b>Total</b>	<b>\$140,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
		9/2/2024	5/30/2025
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
	0	2,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Talbot Historical Society 30 S. Washington Street Easton, Maryland 21601		29 S. Washington Street Easton, Maryland 21601	
<b>20. Legislative District in Which Project is Located</b>	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Peggy Morey	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	410-822-0773		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
30 S. Washington Street Easton, Maryland 21601			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
2	3	230000.00	273000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	11,572		
<b>Space to be Renovated GSF</b>	11,572		
<b>New GSF</b>	0		

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

1805

**28. Comments**

In addition to the collections, the Society offers an array of services for community education and engagement. These include innovative exhibits, focused lectures, historical building walking tours, collaborative projects with other organizations, and a computerized database in the Hill Research Center. The Society also actively seeks to build a network for membership involvement and support through social media such as Facebook, Instagram, and Constant Contact. The current membership is approximately 400, and the annual audience is approximately 6,500.

The Society is unique in that there is no other similar organization in Talbot County. It is the only curator and interpreter of the entire Countys history and cultural heritage. It includes the stories of men and women, young and old, rich and poor, and of all races and cultures. The Societys audience is diverse and far reaching, with visitors mostly from Talbot County but also from throughout the Eastern Shore. The Societys proximity to the Talbot County Visitors Center brings it visitors from other states and countries as well.

The Society is a major contributor to the historic authenticity of the Town of Easton. It maintains a beautiful historic campus that occupies a full city block in the heart of the Easton Historic District. Six historic buildings are located on the campus. All of the buildings are listed in the Maryland Inventory of Historic Properties, and they are all owned and preserved by the Society. The historic gardens on the campus are maintained by the Talbot County Garden Club. To visit the campus is to step back into the 19th Century, and to experience a unique public green space that significantly enhances the appeal of downtown Easton for both residents and tourists.

In summary, the Society fills the community need for a reliable, user-friendly historical resource for Talbot County. Its audience is broad and diverse, and of all ages. With its array of services and collections, along with its uniquely beautiful campus and historic buildings, the Society is a draw to downtown Easton, and thereby a contributor to Eastons commerce as visitors also become customers of the nearby shops and restaurants. No other agency brings the unique set of resources and benefits to Talbot County as does the Talbot Historical Society.