

State of Maryland

2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1482	sb0110	lr1481	hb0084	William Paca House Restoration
3. Senate Bill Sponsors				House Bill Sponsors
Astle				Busch
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Anne Arundel County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$250,000, the proceeds to be used as a grant to the Board of Trustees of Historic Annapolis, Inc. for the construction, repair, renovation, and reconstruction of the William Paca House.</p>				
7. Matching Fund				
Requirements:		Type:		
Grant				
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Ariane Hofstedt		410-990-4785	ariane.hofstedt@annapolis.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Historic Annapolis is an IRS 501 (c)(3) Maryland non-profit corporation, incorporated June 13, 1952. The mission of Historic Annapolis is to champion historic preservation in Annapolis as a means to interpret the past, appreciate the present, and shape the future. To meet this purpose Historic Annapolis manages 11 historic properties, 10 of which are state-owned, in the Historic District of the City of Annapolis. Historic Annapolis provides public access to these historic sites, collects and interprets objects and materials related to the history of Annapolis, and provides interpretive and educational programs through guided tours, dramatic presentations, exhibitions, and school programs. Historic Annapolis also works with the city's Historic Preservation Commission, as appropriate, on issues related to maintaining the character and preservation of the Historic District, and manages a historic marker program that educates the public about the city's 350-year architectural heritage. Historic Annapolis has a 17 member staff, and is governed by a 15 member Board of Trustees, all of which is supported by approximately 500 volunteers a year.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

Funds will be used for the conservation and restoration of the William Paca House and Garden located at 186 Prince George Street, Annapolis, MD. Capital repairs are need on both the interior and exterior to restore various wood, electrical, masonry, paint, landscape, and plaster elements that have deteriorated due to time, severe weather conditions, and general use. Repairing these elements will maintain public safety and halt any further, and more costly, damage. In addition, repairs will ensure the best possible conditions for use by the more than 20,000 visitors that come to the William Paca House and Garden annually for interpretive programs and rental events.

The House is owned by the state and is one of Maryland's most impressive restored 18th-century Georgian mansions. Mr. William Paca, one of Maryland's four signers of the Declaration of Independence, completed construction of the 2 story, 25-room building in 1765. It is comprised of a central main house, two hyphens, a two-acre formal garden, two dependency wings, and was one of the earliest houses in Annapolis to use the Anglo-Palladian or English country villa form. The House and Garden have been listed as a Registered National Historic Landmark since 1973, and are significant contributing resources to the Historic District.

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

Acquisition	
Design	
Construction	\$200,000
Equipment	\$50,000
Total	\$250,000

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

Source	Amount
State of Maryland	\$250,000
Total	\$250,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
		July 2013	June 2015
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
0		20,000	25,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2013	\$250,000	Shiplap House	
2009	\$200,000	Capital Improvements to the William Paca House	
2006	\$250,000	Museum Renovations	
1987	\$650,000	Construction of Museum	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Historic Annapolis, Inc. 18 Pinkney Street Annapolis, MD 21401		186 Prince George Street Annapolis, MD 21401	
20. Legislative District in Which Project is Located	31 - Northeastern Anne Arundel County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Council, Baradel, Kosmerl & Nolan, PA	Has An Appraisal Been Done?	Yes/No
Phone:	410 268 6600		No
Address:		If Yes, List Appraisal Dates and Value	
125 West Street Annapolis, MD 21401			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
17	20	\$1,700,000	\$1,900,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Lease
B. If owned, does the grantee plan to sell within 15 years?			NA
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
State of Maryland	99 years	Yes	
26. Building Square Footage:			
Current Space GSF	4,800		
Space to Be Renovated GSF	4,800		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1765

28. Comments: (Limit Length to Visible area)

The proposed project addresses critical restoration issues that require significant conservation efforts due to the age of the building (almost 250 years old), the August 2011 earthquake, and unusually high amounts of rainfall and severe winds brought on by two major hurricanes (Irene and Sandy) in less than 2 years. A grant from the State of Maryland would allow Historic Annapolis to repair several of these issues and apply appropriate corrective measures to halt further damage and restore key elements. Without the proposed work, the William Paca House and Garden will be at risk ultimately of having to close and becoming unsafe for public and staff access. This would result in a lost public resource for the city of Annapolis and significantly higher costs to restore the property to a usable condition over the long term.

A survey was completed in 2009 by Veusura Associates, LLC outlining critical maintenance needs and the proposed estimated cost of \$250,000.

Historic Annapolis has no matching funds in hand and would like a direct grant from the State of Maryland with no matching requirement.