

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Historic Annapolis Museum		
2. Senate Sponsor	3. House Sponsor	
Elfreth	Busch	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Anne Arundel County	\$125,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the historic building serving as the Historic Annapolis Museum		
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 Ph#	Email Address
Robert Clark	410-990-4708	robert.clark@annapolis.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Historic Annapolis (HA) is the leading nonprofit preservation and history organization in Annapolis, MD whose mission is to preserve and protect the historic places, objects and stories of Maryland's capital city, and provide engaging experiences that connect people to the areas' diverse heritage. HA manages and interprets thirteen historic properties in the Annapolis Colonial District. All but two, the Historic Annapolis Museum/Store and the Sands House, are owned by the State of Maryland and managed by Historic Annapolis.</p>		

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

To conduct necessary repairs to the building located at 99 Main Street. The scope of the project was originally identified in 2016 using a local consultant, and again in 2017 through a subsequent federally-funded analysis. Initial estimates for repairs were \$90,000, but more significant issues (i.e. water leaks, failing roof/windows, HVAC system, and masonry) were identified with an estimated project cost of approximately \$470,000. If these issues are not resolved, they will escalate to even more costly repairs in the future and quite likely pose a safety hazard to the public. Historic Annapolis is eager to complete these repairs because, in addition to serving as one of the premier examples of historic preservation on Main Street, the building will also serve as the primary location of the organization's upcoming permanent exhibition on a history of Annapolis. The exhibit will serve as a hub for promoting Annapolis as a tourism destination.

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	\$318,000
Equipment	\$150,000
Total	\$468,000

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

State of MD Bond Bill FY20	\$125,000
State of MD Bond Bill FY19	\$125,000
State of MD Bond Bill FY18	\$90,000
France -Merrick Foundation	\$100,000
MHAA Capital Grant	\$25,000
BGE	\$3,000
Total	\$468,000

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
NA	NA	3/1/19	12/31/19
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	
103000.00	50,000-70,000	150,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2017	\$125,000	Repairs to Historic Annapolis Museum and Store	
2016	\$90,000	Repairs to Historic Annapolis Museum and Store	
2015	\$250,000	Restoration of the James Brice House	
2014	\$250,000	Restoration of 1 Martin Street	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Historic Annapolis, Inc. 42 East Street Annapolis, MD 21401		99 Main Street Annapolis, MD 21401	
20. Legislative District in Which Project is Located	30A - Anne Arundel County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Council Baradel	Has An Appraisal Been Done?	Yes/No
Phone:	410 268 6600		No
Address:		If Yes, List Appraisal Dates and Value	
125 West Street, Fourth Floor 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
50	50	2300000.00	2400000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee 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	
26. Building Square Footage:			
Current Space GSF	3,800		
Space to be Renovated GSF	3,800		
New GSF	0		

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

1791

28. Comments

We are requesting a \$125,000 Bond Bill for FY20 for continued repair work at the Historic Annapolis Museum and Store located at 99 Main Street. Recent building assessments identified significant deficiencies associated with structural stability, life-safety systems and our ability to properly condition and secure this building for public use once our new permanent exhibit on the history of Annapolis opens in early 2020. The \$215,000 in prior Bond Bill funds is contributing greatly to our ability to move forward with this project; however, more resources are needed. We estimate a total project cost of \$470,000. The proposed repairs will not only ensure the long-term preservation of the historic buildings, but create the desired internal and external conditions to ensure visitor safety and comfort. Additionally, they will provide the proper conditions for potential exhibit objects to be loaned from prominent organizations such as the Smithsonian Institution.

The Historic Annapolis Museum and Store is owned and operated by Historic Annapolis and a prominent heritage tourism resource for the City of Annapolis. This iconic 18th century building, located at 99 Main Street, plays a vital role in the heritage tourism economy of Annapolis and its prominence on the corner of Main and Green Streets provides a visual anchor to the Colonial Annapolis Historic Landmark District. The permanent exhibit on the history of Annapolis that is scheduled to be installed at 99 Main Street in 2020 will play an important role in telling the stories of Annapolis, creating connections to partner organizations, drawing hundreds of thousands of visitors in the future, and creating new educational opportunities for local residents and school children.

The building at 99 Main Street was built in 1791 by German immigrant Frederick Grammar and used by merchant Lewis Neth to house his store for many years. It replaced an earlier building that served as Richard Fleming's bakehouse until it was destroyed by fire in 1790. In the decades that followed, additions were constructed and the building was converted to residential use. In the 1950s, a structural wall was accidentally demolished at 99 Main Street, and the city ordered that the building be razed. A group of Historic Annapolis board members formed

Port of Annapolis, Inc. (as part of Historic Annapolis, Inc.) to purchase the property and finance its restoration and adaptive reuse. Preservation of this prominent dockside property marked the beginning of the restoration of the Annapolis waterfront. Restoration was completed in 1960, and the site served a series of retail shops over the next 30+ years. The latest phase in the life this historic building began with a 2004-06 project to transform it into a preservation and education center. Today, 99 Main Street is home to the Historic Annapolis Museum & Store and is open year-round to the public. It houses a first floor retail shop, exhibitions on the second and third floors, and minimal staff office space. It is ADA equipped with elevators, ramps and bathrooms. Historic Annapolis serves more than 100,000 visitors each year (50,000- 70,000 at the Historic Annapolis Museum and Store) through a variety of educational activities and public events. The organization is governed by a Board of Trustees, employs approximately 50 full and part-time staff members, and benefits from the service of more than 700 volunteers and the support of over 800 members.