

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2824	SB948	3349	HB1385	Maryland Museum of Civil War History at Landon House
3. Senate Bill Sponsors				House Bill Sponsors
Mooney				Frederick County Delegation
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Frederick				\$250,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of Tycon Group, LLC, Inc. for the design and construction of the Maryland Museum of Civil War History, located in Urbana.				
7. Matching Fund Requirements				
Grantee shall provide and expend a matching fund of \$100,000. No part of the fund may consist of in kind contributions or funds expended prior to the effective date of this Act. The fund may consist of real property.				
8. Special Provisions				
Requiring the grantee to grant and convey a certain easement to the Maryland Historical Trust.				
9. Contact Name and Title			Contact Phone	Email Address
Kevin Dolan			301-305-6600	swagkd@hotmail.com

10. Description and Purpose of Grantee Organization (3000 characters maximum)

The Landon House is owned by Tycon Realty LLC, a for-profit real estate development company that has already expended large amounts of money preserving this historic mansion that served as the headquarters for General J.E.B. Stuart prior to the Battle of Antietam.

Stuart hosted the legendary Sabers and Roses Ball at Landon on September 8, 1862. This ball is the subject of a famous painting by noted historic artist Dale Gallon of Gettysburg.

A partner in Tycon Realty, Kevin Dolan, bought the Landon House in 1999 and against all odds and at much personal expense preserved the house and "brought it back to life". Dolan has developed a detailed plan for the Maryland Museum of Civil War History, which will explore the crucial role that the State of Maryland played during the Civil War.

This long-overdue museum will celebrate the role each Maryland County played during the War Between the States. It will also compliment the forthcoming Visitors' Center at Monocacy Battlefield as well as the role that Landon House already plays as a stop on the Maryland Civil War Trails program.

The Landon House is 12,000 square feet in size and over 250 years old. It is virtually impossible for private individuals or companies to preserve this important historic structure. However, by completing the renovation of the basement area and installing the needed infrastructure to build a world-class Civil War museum devoted to the State of Maryland, we can begin the process of promoting the Landon House as a tourism draw that will generate revenue for Frederick County and the State of Maryland and enable the house to be preserved for future generations to enjoy.

11. Description and Purpose of Project (3000 characters maximum)

To build out 3,000 square foot basement of this 250-year old Maryland historic mansion and turn it into the Maryland Museum of Civil War History. By investing in a proper build out of the basement area we can assure citizens that this important historic house will stand for future generations to enjoy. The Urbana area is thriving of course and thus is an excellent location for the Maryland Museum of Civil War History. The convenience of being less than one minute off of Rt. 270 assures the Museum of a steady flow of tourists that will help to justify the expense of building out the basement area for the Museum. We have a complete business plan available for the Museum for review.

Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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	N/A
Design	\$100,000
Construction	\$250,000
Equipment	N/A
Total	\$350,000

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

Source	Amount
Board of Directors	\$50,000
Leasing Value	\$50,000
Bond Bill	\$250,000

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
Basement will be dedicated exclusively for Museum usage. Upstairs is rented out for offices and events.			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
NA/leases available for upstairs tenants.			
26. Building Square Footage:			
Current Space GSF			12,000
Space to Be Renovated GSF			3,000
New GSF			12,000
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			2008
28. Comments: (3000 characters maximum)			

Our design philosophy incorporates state-of-the-art interactive and 3-D displays that capture and convey the history and heritage of Maryland during the War Between the States. Our goal is to leverage the incredibly rich history of the historic Landon House estate in Urbana, Maryland into a world-class educational experience that helps Americans to understand Maryland's crucial role in the Civil War. The Landon House itself will serve as a "living theater", with visitors immersing themselves completely into 1860's America.

Given the historical significance of the Landon House and Maryland's role during the Civil War, Landon House hosted Confederate and Union troops, as well as slaves and freedmen, during the war. The idea is to enable visitors to "travel back in time" to Civil War-era Maryland. Maryland had a hugely important role during the Civil War. Hundreds of thousands of troops from both sides, as well as runaway slaves, traveled through Maryland during the war. Confederate General J.E.B. Stuart hosted his infamous Sabers and Roses Ball at the Landon House immediately before the Battle of Antietam. One way we will distill the Maryland Civil War experience is to tell the story through the eyes of an actual Maryland family, the Shrivvers. The stories will be constantly changing since we will utilize reenactors who can spontaneously translate the Maryland Civil War experience to modern-day Americans most effectively.

The Maryland Museum of Civil War History promises to generate strong tourism interest from across the U.S. and from around the world. We are currently putting the Board of Directors and Board of Advisors in place and addressing the legal aspects of creating a non-profit 501(C3) Maryland Corporation. We intend to work closely to promote other Civil War museums in the area to provide a complete "Maryland Civil War Experience". For more information contact www.landonhouse.com.

We consider history and heritage education to be the most significant and valuable service we provide. With an emphasis on providing exciting, engaging and "hands on" Civil War history programs to schoolchildren, the Maryland Museum of Civil War History at Landon House is dedicated to explaining the significant role that the State of Maryland played during the Civil War. We accomplish this by providing platforms in an exciting and entertaining environment that lends itself perfectly to "letting kids be kids". The Landon House itself is the perfect environment for outside seminars that let kids play Civil War games while learning important Maryland history. Imagine a unit of Confederate troops marching up the historic driveway as they did in September, 1862 while kids are listening to a docent talk about the Sabers and Roses Ball. How cool is that to a 10 year old child? The answer: Very, very cool...and very, very educational!