

# State of Maryland

## 2015 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project	
		lr3044	hb1243	James Brice House	
3. Senate Bill Sponsors				House Bill Sponsors	
				Beidle	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount		
Anne Arundel County			\$250,000		
6. Purpose of Bill					
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the James Brice House					
7. Matching Fund					
Requirements:		Type:			
Equal		The grantee shall provide and expend a matching fund			
8. Special Provisions					
<input checked="" type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone		Email Address	
Robert Clark		4109904708		robert.clark@annapolis.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>Established in 1952, Historic Annapolis is the leading nonprofit preservation and history organization in Annapolis, MD. Our 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 area's diverse heritage. We manage a dozen state-owned historic properties including two national historic landmark houses, a two-acre historic garden, a museum, and a retail store. We provide a variety of educational and community activities to more than 100,000 public visitors and school children each year, care for a collection of more than 3,000 decorative and fine art objects, and play an active role in protecting and promoting the Annapolis Historic District.</p>					

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

Historic Annapolis is seeking funds to restore and repair the James Brice House, built in 1767-73, so that it may be opened to the public for interpretation and serve as the headquarters of Historic Annapolis, Inc. As of December 2014, the State of Maryland purchased the Brice House from the International Masonry Institute and then turned the day-to-day management of the site over to Historic Annapolis, Inc. via a master lease agreement. The conditions of this arrangement included public access as a mandatory requirement for use of the site. In order to do so, several repairs must be completed to provide adequate safety, interpretive space, and accommodations to visitors. The proposed repairs address important renovation work that must be completed before visitors or staff members can occupy the building. It is critical that these repairs be done now to prevent deferred maintenance later on and allow for a timely opening to visitors. Without the proposed work, the James Brice House will be at risk of further deterioration and could potentially become unsafe for public and staff access. This could result in significantly higher restoration costs in the future and prevent it from being a usable public space. See section 28 for specific list of activities to be completed.

*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>	
<b>Design</b>	\$120,000
<b>Construction</b>	\$330,000
<b>Equipment</b>	\$50,000
<b>Total</b>	\$500,000

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

Source	Amount
Private Donations (still to be secured)	\$250,000
State of MD Bond Bill FY16 (pending this request)	\$250,000
<b>Total</b>	\$500,000

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
		8/3/2015	7/29/2016
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
0.00		First time being opened to public	20,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2014	250000.00	Renovation of 1 Martin Street	
2013	250000.00	William Paca House and Garden Building Restoration	
2012	250000.00	Shiplap House Restoration	
2009	200000.00	System Upgrades, William Paca House	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Historic Annapolis, Inc. 18 Pinkney Street Annapolis, MD 21401		The James Brice House 42 East Street Annapolis, MD 21401	
20. Legislative District in Which Project is Located			
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
<b>Name:</b>	Council, Baradel, Kosmerl, Nolan, P.A.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-268-6600		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
125 West Street, Fourth Floor Annapolis, MD 21401			

<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>
35	35	1800000.00	1800000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<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 and 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>	
State of Maryland, Department of General Services	99 years	yes	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	approximately 14,000		
<b>Space to Be Renovated GSF</b>	approximately 14,000		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1767-1773	

**28. Comments: (Limit Length to Visible area)**

Built 1767-1773, the James Brice House is an extraordinary five-part Georgian house. William Graham, Curator of Architecture at Colonial Williamsburg, has described it as one of the top ten houses from Colonial America, because of its architectural importance. Its masterful construction and architectural embellishments, combined with the rare surviving construction journal, make it a stand-alone, nationally significant building. In December 2014, the State of Maryland purchased the James Brice House from the International Masonry Institute (IMI) and asked Historic Annapolis, Inc. to manage, preserve and share this national treasure with the public. During the 25 year ownership by the IMI, the exterior of the Brice House was cared for with the assistance of State funds. However, preservation work on the interior, which represents some of the finest colonial wood carving, plaster work and finishings, has not been maintained over the past 25 years. A house of this stature in Colonial American Architecture deserves the best talent and expertise for preservation of the highest standard. In addition, since the James Brice House has never been open to the public as a museum, certain repairs, upgrades and safety issues need to be addressed. Stewardship of this national treasure is an important responsibility that Historic Annapolis Inc. looks forward to partnering with the State of Maryland in setting a high standard and example of exceptional preservation work.

Specific work will include, but is not limited to, restoration of 4 existing bathrooms, updating HVAC system to guarantee proper museum quality conditions, installing necessary safety measures (handrails, ramps, security cameras, etc.), electric outfitting to include replacing old wires (safety hazard) and installing proper lighting, repairing cracked and peeling walls including original plaster and painting, updating catering kitchen (for event rentals), repairing historic floors and obtaining protective coverings, and completing a Historic Structure Report.