

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

|   |   |                                  |
|---|---|----------------------------------|
| <b>1. Name Of Project</b>   |   |                                  |
| Sharpsburg Boyer House  |   |                                  |
| <b>2. Senate Sponsor</b>  | <b>3. House Sponsor</b>                           |                                  |
|   | Wivell  |                                  |
| <b>4. Jurisdiction</b> (County or Baltimore City)   | <b>5. Requested Amount</b>                        |                                  |
| Washington County   | \$150,000   |                                  |
| <b>6. Purpose of Bond Initiative</b>  |   |                                  |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sharpsburg Boyer 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>             |
| Delegate William J. Wivell  |   | william.wivell@house.state.md.us |
| Russ Weaver   |   | 301-432-4428                     |
|   |   |                                  |
| <b>10. Description and Purpose of Organization</b> (Limit length to visible area)   |   |                                  |
| <p>Town of Sharpsburg is a municipal government in the State of Maryland. We provide basic services such as trash collection, snow plowing, general maintenance as well as other community ministrations. Because we are part of the Battle of Antietam (or Battle of Sharpsburg) we have worked continuously in support of local, county, state and private historical preservations activities, and occasionally have had to take an active role in securing and preserving local properties. Most recently, we secured 3 lots at the corner of Church and Main (MD routes 34 and 65) to create a historical interpretation park. We purchased and renovated the historically significant Antietam Train Station as well as the house a 135 West Main, placing easements on it and returning it to the public sector. We also own the historically significant Lutheran Cemetery.</p> |   |                                  |

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

The Boyer, War Wounds House, until recently, had remained in the same family since its construction in 1830, and represents an excellent example of period architecture and design. During the Battle of Antietam, the house sat prominently on the northeast side of town, directly adjacent to the field of battle, where it sustained considerable damage as a result of combat that can still be seen and appreciated by visitors today. It stands today as a silent witness to history, and a testament to the chaos that ensued in Sharpsburg on that fateful day in September of 1862. The War Wounds House will become one of the most significant Civil War structures in Washington County. Its acquisition, which includes contents dating back as far as the 18th century, will foster a greater understanding Sharpsburgs history. The House has great potential to serve as an educational tool, offering insight into the hardships experienced by the citizens of Sharpsburg during the Battle.

*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>  | \$150,000 |
| <b>Design</b>       | \$30,000  |
| <b>Construction</b> |           |
| <b>Equipment</b>    |           |
| <b>Total</b>        | \$180,000 |

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

|  |           |
|--|-----------|
| Maryland Bond                            | \$150,000 |
| Town of Sharpsburg                       | \$15,000  |
| Save Historic Antietam Foundation (SHAF) | \$15,000  |
|  |           |
|  |           |
|  |           |
|  |           |
|  |           |
|  |           |
|  |           |
| <b>Total</b>                             | \$180,000 |

| <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> |
| July 1,2023  | September 30,2023   | October 1,2023  | September 30,2033            |
| <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> |                              |
| 30000.00   | 3,000   | 5,000   |                              |
| <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>   |                              |
| Town of Sharpsburg<br>106 East Main Street<br>PO Box 368<br>Sharpsburg, MD 21782                     |   | 111 East Chapline St<br>Sharpsburg, MD 21782                                    |                              |
| <b>20. Legislative District in Which Project is Located</b>  | 2A - Washington County  |   |                              |
| <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>   | Russell E Weaver  | <b>Has An Appraisal Been Done?</b>  | <b>Yes/No</b>                |
| <b>Phone:</b>  | 3014325907  |   |                              |
| <b>Address:</b>  |   | <b>If Yes, List Appraisal Dates and Value</b>                                   |                              |
| 234 West Main Street<br>Box 398<br>Sharpsburg, MD 21782  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |

| <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> |
| 0   | 0                               | 10000.00                        | 10000.00                          |
| <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>  | 2,184                           |                                 |                                   |
| <b>Space to be Renovated GSF</b>  | 2,184                           |                                 |                                   |
| <b>New GSF</b>  | 0                               |                                 |                                   |

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

1830

**28. Comments**

Although an appraisal was not done, the property is assessed at \$146,400. Initially, the house will require some remedial stabilization, and we have initiated a collaborative effort with Preservation Maryland to establish near and long-term actions needed to stabilize and then perhaps restore the house to its Civil War appearance. There are two initial actions which are needed to seal the structure, including repairs of a deteriorating chimney, as well as a possible roof leak, both of which will be performed at local expense (\$30K for initial design). The project will be a joint effort between Save Historic Antietam Foundation, Town of Sharpsburg, State of Maryland, Washington County and several other local preservation groups. We are working with Preservation Maryland to create a phased approach to restoration, as well as with HCWHA (Heart of the Civil War Heritage Area), which has a significant track record offering grants for multi-year phased projects, and our state and county representatives; we are confident that we will be able to secure future funding for continued restoration and preservation of this unique property.