

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Neall House		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Mautz	Talbot County Delegation	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Talbot County	\$300,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Neall 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>
Peggy Morey		(410) 822-0773
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Talbot Historical Society (THS) is dedicated to preserving and promoting the rich history of Talbot County, Maryland. Our mission is to foster an appreciation for the Countys history, culture, and traditions through research, education, preservation, and community engagement. As the primary historical resource for the County, the Society's extensive archives, innovative exhibits, walking tours, newsletters, and focused lectures inspire curiosity and build connection with the past for residents and visitors alike. THS recognizes the importance of representing the many diverse voices and experiences that have shaped Talbot County history. By actively seeking out and presenting untold stories and perspectives, the Society honors the full narrative that reflects the richness and complexity of the Countys past.</p>		

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

The THS campus includes the James Neall House (circa 1805) which is located at 29 South Washington Street in the Easton Historic District. The Neall House was built by James Neall, an Easton Quaker and skilled cabinetmaker. The house is an excellent example of Federal architecture and is one of only two Federal-era townhouses of its kind remaining in Easton. Unfortunately, the building's current condition has rendered it closed to the public. Two centuries of aging and weather have damaged the exterior to the point that the interior walls leak during rain and snowstorms. Funding will be used to make improvements to the exterior. All work will be performed in accordance with historical guidelines and standards.

*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>	\$30,000
<b>Construction</b>	\$353,000
<b>Equipment</b>	
<b>Total</b>	\$383,000

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

Mid Shore Community Foundation	\$16,000
Bartus Trew Provident Preservation Fund	\$4,500
Private Donors/Additional Grants	\$62,500
LBI Funding	\$300,000
<b>Total</b>	\$383,000

<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>
7/1/2025	9/1/2025	10/1/2025	12/31/2025
<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>
83000.00	0		2,000+
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
n/a			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Talbot Historical Society 25 S. Washington Street Easton, Maryland 21601		29 S. Washington Street Easton, Maryland 21601	
<b>20. Legislative District in Which Project is Located</b>	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
<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>	Peggy Morey	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-822-0773		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Talbot Historical Society 25 S. Washington Street Easton, Maryland 21601			

<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>
2	2		
<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>	11,572 SF		
<b>Space to be Renovated GSF</b>	Exterior Only		
<b>New GSF</b>	No new SF will be added		

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

1805

**28. Comments**

This grant request is for \$300,000 for improvements to the exterior of the James Neall House (c 1805), which is located at South Washington Street and Glenwood Avenue in Easton, Maryland. A local architecture firm conducted a pro-bono building assessment which we used to determine the scope of work. All work will be performed in accordance with historical guidelines and standards. The scope of work includes:

- Rout and repoint mortar joints;
- Remove existing/failing sealants and re-caulk;
- Replace areas where brick is missing with new, matching brick;
- Seal perimeter of all pipe and wire penetrations through face of walls;
- Waterproofing and chimney caps;
- Low pressure power cleaning of building faade;
- Repair or replace shutters; and
- Repaint removed downspout and reinstall.

The Neall House is a magnificent Federal-style townhouse. It is listed in the Maryland Inventory of Historic Properties and is one of Easton's only two remaining townhouses of its kind from that era. These improvements are critical and urgent in order to preserve the building and ultimately allow public access.

The Justice 40 Map shows that our project is located within a census tract that is identified as disadvantaged. The census tract is in the 91st percentile of low median income with a socioeconomic threshold of 15% for high school education (percent of people ages 25 years or older whose high school education is less than a high school diploma). This underscores the need for educational and cultural experiences that are affordable, attainable, and walkable in our Town.

The project is located in the Easton Historic District, which is on the National Register of Historic Places, and within the Town of Easton's Priority Funding Area.