

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
William Paca House and Garden		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
	D. Jones	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Anne Arundel County	\$100,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the William Paca House and Garden including universal accessibility features		
<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>
Karen Theimer Brown		410-990-4513
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Established in 1952, Historic Annapolis, Inc. (HA) is the leading preservation and history non-profit organization in Annapolis, MD. The mission of HA 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. HA manages a portfolio of thirteen historic properties in the Annapolis Colonial District. Twelve of these properties are owned by the State of Maryland and managed by HA through a master lease agreement. HA is proud to be entrusted with the care and management of these cultural treasures, so that we may share them with all the people of our state and its many visitors.</p>		

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

Funds will support increasing universal accessibility at the William Paca House & Garden, one of the twelve State-owned sites under HA's care, and which is open to the public. The 2-acre English garden has been restored to its 18th century configuration, featuring a terraced layout with four levels. These levels are connected by stairs, making the majority of the Paca Garden inaccessible. Funds will support resurfacing the loose pea gravel pathways with a permeable, stabilized material. Funds will also support the next phase of design, to include both a solution for the final area of the garden that remains inaccessible by ramp, and for entry into the interior of the house (currently not accessible without stairs). Modifications are always designed with sensitivity for the historic character and integrity of the Paca House & Garden. Through this project, this State asset will become universally accessible and impact a larger, more diverse audience.

*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>	\$0
<b>Design</b>	\$15,000
<b>Construction</b>	\$400,000
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$415,000</b>

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

State of MD Bond Initiative FY26 (pending)	\$100,000
State of MD Bond Initiative FY25 (secured)	\$75,000
StateofMD Bond Initiative FY24 (secured/expending)	\$100,000
Private Donors (secured)	\$1,000
MHAA Capital Grant FY23 (expended)	\$50,000
Arts Council of AA County Grant, FY23 (expended)	\$4,000
Norman S. Starkey Charitable Trust (expended)	\$58,000
Private Donor (expended)	\$27,000
<b>Total</b>	<b>\$415,000</b>

<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>
10/1/2025 (new)	6/30/2026	4/1/2023	6/30/2026
<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>
140000.00		25,000	30,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2024	\$75,000	William Paca Garden Accessibility	
2023	\$100,000	William Paca Garden Accessibility	
2019	\$100,000	Capital Repairs at the Museum of Historic Annapolis	
2018	\$125,000	Capital Repairs at the Museum of Historic Annapolis	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Historic Annapolis, Inc. 18 Pinkney Street Annapolis, MD 21401		William Paca House & Garden 186 Prince George Street Annapolis, MD 21401	
<b>20. Legislative District in Which Project is Located</b>	30A - Anne Arundel 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>	Karen Theimer Brown, President/CEO	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.990.4513		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Historic Annapolis, Inc. 18 Pinkney Street 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>
42	45	2614000.00	2692000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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 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>	
Dept of General Services, State of Maryland	40	Master Lease renewed in 2011	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	87,120		
<b>Space to be Renovated GSF</b>	10,000		
<b>New GSF</b>	0		

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

1976

**28. Comments**

HA is requesting a \$100,000 Legislative Bond Initiative (LBI) for FY 2026 to support an ongoing project to increase universal accessibility at the State-owned historic asset, the William Paca Garden.

The Paca Garden is sited behind the William Paca House, a National Historic Landmark in downtown Annapolis, which is open to the public and operated by HA on behalf of the State of Maryland as a historic house museum. But since its restoration back to its 18th century configuration in the 1970s, the Paca Garden has been virtually inaccessible to anyone who faces mobility challenges. The four terraced levels are connected by stairs, and only the topmost terrace is fully accessible without assistance. This project is enabling increased garden access to all four levels and providing for compliance with the Americans with Disabilities Act (ADA) at the site. The Paca Garden is a venue for many types of activities, including public educational programming, field trips and tours, and private events. And though HA has worked to create alternative experiences when possible, this construction project is needed to eliminate the impediment of inaccessibility that has prevented anyone with mobility disadvantages from exploring the garden, attending HA's public programs, or selecting the Paca Garden as a venue for their event.

Previous funding has supported two ramps now installed within the Paca Garden to provide access to two of the terraced levels that were previously inaccessible. Funds are now needed to resurface all garden pathways to a stable, ADA-compliant material. Funds will also support a second phase of design to address the final inaccessible section of the garden, and design a method of accessible entry to the reception area within the house's interior, which is currently not accessible to all.

As a State-owned property used for a public purpose, HA is committed to finding solutions to provide access for all to the Paca House & Garden in a thoughtful and dignified way that will preserve, not impede upon, the historic character of the resource. The State's support of this important project is absolutely critical to ensuring its completion, thereby increasing the accessibility for all people to the State-owned William Paca Garden as soon as possible.