

Report to the Governor and General Assembly

2018 Annual Report

on the

Financial Assistance Programs of the Division of Historical & Cultural Programs

Maryland Historical Trust

Maryland Department of Planning

Includes required annual reports for

Maryland Historical Trust Grant Program

Maryland Historical Trust Museum Assistance Program
Maryland Historical Trust Loan Program

Submitted in accordance with the requirements of State Finance and Procurement
Article §§ 5A-327(m), 5A-328(l), and 5A-353(c)

Maryland Historical Trust
Division of Historical and Cultural Programs
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Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Introduction

The Maryland Department of Planning (Planning) and Maryland Historical Trust (MHT or Trust) are pleased to submit the 2018 Annual Report on the Financial Assistance Programs of the Division of Historical and Cultural Programs, including the Maryland Historical Trust Grant Program (Historic Preservation Grant Program), Maryland Historical Trust Museum Assistance Program and Maryland Historical Trust Loan Program (Historic Preservation Loan Program). Managed at the Trust, these programs promote the preservation and interpretation of historic resources and cultural traditions throughout the state, in support of the Trust's mission to "assist the people of Maryland in understanding their historical and cultural heritage."

Historic Preservation Grant Program (State Finance and Procurement Article §5A-328(I))

The Historic Preservation Grant Program is a state-appropriated source of funding to assist and encourage efforts to study, acquire and preserve historic properties. The program provides grants for many types of preservation activities and is administered as two grant programs for different audiences: the Capital Grant Program and Non-Capital Grant Program. In FY18, the program received an appropriation of \$800,000.

Capital Grant Program

The Capital Grant Program provides grants for capital (i.e. construction-related) projects, including rehabilitation, restoration, and acquisition. Eligible grantees include: nonprofit organizations; federal, state, and local government entities; business entities; and individuals. This program also provides grants for certain pre-development costs for nonprofits and government entities. Eligible properties are those which are listed in or eligible for the Maryland Register of Historic Properties, either individually or as contributing structures within a district. A preservation easement is required for all assisted properties.

Activity of the Capital Grant Program in FY 2018

The Capital Grant Program received a \$600,000 appropriation in FY18. The Contractual Capital Grants Administrator began work at the Trust in January 2018, and is responsible for overseeing the program, including the application process and grant administration.

Instructions and guidelines for FY18 funding were made available in November 2018 via the Trust's website. A November 1, 2018 press release announced the relaunch of the program and provided details on a series of workshops for potential applicants. Additional information on the workshop location, date and time follows:

<p>Prince George's County Monday, November 13, 2 pm - 4 pm St. Thomas' Episcopal Church 14300 St. Thomas Church Road Upper Marlboro, MD 20772 (21 attendees)</p>	<p>Baltimore County Tuesday, November 28, 1:30 pm - 3:30 pm Sheppard Pratt Health System - Towson Campus 6501 N. Charles Street Baltimore, MD 21204 (42 attendees)</p>
<p>Allegany County Wednesday, November 15, 1:30 - 3:30 pm Allegany Museum 3 Pershing Street Cumberland, MD 21502 (22 attendees)</p>	<p>Dorchester County Thursday, November 30, 1:30 pm - 3:30 pm Dorchester Center for the Arts 321 High Street Cambridge, MD 21613 (23 attendees)</p>

Grant applications were accepted through the Trust's online application. The application is a two-step process, with an Intent to Apply followed by a full application. The Intent to Apply form was due in February 2018 and resulted in 123 submissions. These were reviewed by staff before full applications were released to eligible applicants. Sixty-nine eligible applications were received by the March 15, 2018 deadline. Staff conducted a review of the applications and funding recommendations were presented to the MHT Board of Trustees in May of 2018. The recommendation for funding for seven grant projects was forwarded to the Secretary of Planning for final approval, which was granted in July 2018.

County	Project and Sponsor	Project Description	Grant Award	Total Costs
Anne Arundel	<p>Project Name: Hammond-Harwood House</p> <p>Project Address: 19 Maryland Avenue, Annapolis, MD 21401</p> <p>Project Sponsor: Hammond-Harwood House Association, Inc.</p>	<p>Hammond-Harwood House (MIHP AA-626, NHL), constructed in 1774, is a five-part Anglo-Palladian mansion and is considered among the most significant Georgian residences of Colonial America. There is a small addition on the south side from 1875, but essentially has remained unaltered. The house is currently used as a museum of fine and decorative arts and is open to the public. The Trust holds an easement on this property.</p> <p><i>Project work includes exterior restoration including repair / replacement of windows; carpentry repairs; painting; and associated architectural, engineering, and consulting services.</i></p>	\$100,000	\$115,000

County	Project and Sponsor	Project Description	Grant Award	Total Costs
Carroll	<p>Project Name: Union Mills Homestead - Shriver Grist Mill Flume</p> <p>Project Address: 3311 Littlestown Pike, Westminster, MD 21158</p> <p>Project Sponsor: The Union Mills Homestead Foundation, Inc.</p>	<p>The Union Mills Homestead (MIHP CARR- 22, NRHD Union Mills Homestead), constructed in 1797 and in use until 1942, is representative of early-industrial development. It is one of the first fully-automated grist mills and is situated on a route that became the first rural free delivery route. The mill has mostly original material, except for the north gable which collapsed and was rebuilt. It is currently used as a museum. The Trust holds an easement on the entire homestead, which includes the grist mill.</p> <p><i>Project work includes exterior rehabilitation of the Shriver Grist mill flume and mill works, including carpentry and hardware repairs/replacement/installation.</i></p>	\$96,000	\$96,000

County	Project and Sponsor	Project Description	Grant Award	Total Costs
Baltimore City	<p>Project Name: Clifton Mansion</p> <p>Project Address: 2701 St. Lo Drive, Baltimore MD 21213</p> <p>Project Sponsor: Friends of Clifton Mansion</p>	<p>Clifton Mansion (MIHP B-44, NRHP), was initially constructed in 1802 as a federal-style villa, but expanded in 1812, and again in 1851. It is one of the country's finest examples of an Italianate Villa. The house was once owned by both Captain Henry Thompson and Johns Hopkins. It is currently used as a community space and headquarters for nonprofits; however, the dining room is currently unused. The Trust holds an easement on this property.</p> <p><i>Project work includes restoration of the dining room, including repair / replacement of walls, ceilings, and flooring; carpentry, mechanical, and electrical repairs; selective demolition; interior finishes; and repair of fireplace and mantel.</i></p>	\$34,000	\$68,000
Dorchester	<p>Project Name: Wallace Office Building</p> <p>Project Address: 301 Gay Street Cambridge, Maryland 21613</p> <p>Project Sponsor: Historic Cambridge, Inc.</p>	<p>The Wallace Office Building (MIHP D-197, NRHD Cambridge Wards I & II) was built in 1849-50 for Colonel James Wallace, a Civil War hero and early canning entrepreneur. It is possibly one of the oldest commercial buildings and purest example of Greek Revival architecture in Dorchester County. Currently vacant. The Trust holds an easement on this property.</p> <p><i>Project work includes exterior and interior rehabilitation including roofing; repair / replacement of windows, doors, gutters and downspouts, siding, and interior finishes; carpentry and masonry repairs; painting; repair of mechanical, electrical, and plumbing systems; and associated architectural, engineering, and consulting services.</i></p>	\$70,000	\$70,000

County	Project and Sponsor	Project Description	Grant Award	Total Costs
Cecil	<p>Project Name: The Historic Elk Landing (Stone House)</p> <p>Project Address: 590 Landing Lane, Elkton, MD 21921-6704</p> <p>Project Sponsor: The Historic Elk Landing Foundation, Inc.</p>	<p>The Stone House at the Historic Elk Landing (MIHP CE-132, NRHP), constructed in 1782-83, is a two-story stone construction with several features characteristic of 18th century vernacular dwellings in northeastern Maryland. It is significant for its association with early Scandinavian settlement in Maryland and as the mid-Atlantic's northernmost navigable inland waterway. The house is currently used for historical interpretation and fundraising activities, although limited due to its condition. The Trust holds an easement on this property.</p> <p><i>Project work includes exterior rehabilitation including repair / replacement of windows and doors; framing; carpentry and masonry repairs; and associated architectural, engineering, and consulting services.</i></p>	\$100,000	\$101,500
Anne Arundel	<p>Project Name: Thomas Point Shoal Lighthouse</p> <p>Project Address: Maryland waters of the Chesapeake Bay off Anne Arundel County</p> <p>Project Sponsor: United States Lighthouse Society, Inc.</p>	<p>Thomas Point Shoals Light Station (MIHP AA-358, NHL), constructed in 1875 in Chesapeake Bay, is a hexagonal frame lighthouse, 1.5 stories high, supported by nine steel frame screw piles. It is the only intact cottage-style lighthouse in its original location still used as an aid to navigation today. The Trust holds an easement on this property.</p> <p><i>Project work includes exterior rehabilitation including repair / replacement of metal and carpentry; and associated architectural, engineering, and consulting services.</i></p>	\$100,000	\$125,000

County	Project and Sponsor	Project Description	Grant Award	Total Costs
Talbot	<p>Project Name: Easton Armory</p> <p>Project Address: 40 S. Harrison St., Easton, MD 21601</p> <p>Project Sponsor: Water Fowl Chesapeake, Inc.</p>	<p>The Easton Armory (MIHP T-484, NRHD Easton), also known as the Waterfowl Building, was built in 1927 and is a large brick structure that reflects the period when armories were built to resemble fortresses. The building served as an armory and social space for the Easton community until it was acquired by the Maryland Department of Natural Resources in 1976, and then by Waterfowl Chesapeake in 1997. The Trust holds an easement on this property.</p> <p><i>Project work includes exterior rehabilitation including repair / replacement of windows, exterior window framing, and associated walls; exterior waterproofing of windows; exterior painting; carpentry and masonry repairs; and associated architectural, engineering, and consulting services.</i></p>	\$100,000	\$107,100

FY 2018 Capital Grant Project Snapshots



The original 18th century windows of the Hammond Hardwood House will be repaired and painted.



The deteriorated steel windows of the Easton Armory will be repaired.



The decorative arts gracing the walls of the dining room at Clifton Mansion are currently being conserved. Grant funds will be used for a phase of this restoration.



The flume of the mill at Union Mills will be reconstructed to ensure continued operation of the grist mill, which was state-of-the-art technology at the time of its construction.



The metal and wood structural components of the Thomas Point Shoal Lighthouse will be assessed for repair and replacement as necessary.



The Wallace Office Building is undergoing significant rehabilitation for use as a radio station and auxiliary building for the library.



Only one of the original windows of the Stone House at Elk Landing still remains today. It will be used as a template to create matching, historically appropriate windows as part of the rehabilitation of this building, which will eventually be used as event space.

Non-Capital Grant Program

The Non-Capital Grant Program provides financial assistance to nonprofit organizations and federal, state, and local government entities for research, survey, documentation, planning and educational activities involving historic, architectural, archeological, and cultural resources.

Activity of the Non-Capital Grant Program in FY 2018

The program received a \$200,000 appropriation in FY18. Like the Capital Grant application, the Non-Capital Grant application is a two-step process, including an Intent to Apply form followed by a full application. By June 19, 2017, 57 Intent to Apply forms were received and 37 full applications were submitted by the August 14, 2017 deadline. Staff presented recommendations to the MHT Board of Trustees in October 2017, and the Secretary of Planning approved 10 grant awards.

Project work for the FY18 grant cycle is ongoing, with most of the projects concluding by the end of 2019. The following chart details the FY18 Non-Capital awards:

County	Project & Sponsor	Description	Grant Award
Somerset and Dorchester	Project Title: Lower Eastern Shore Threatened Sites Survey Project Sponsor: Somerset County Historical Trust, Inc.	Project work includes the completion of a historic sites survey in Somerset and Dorchester counties.	\$45,000
Statewide	Project Title: Documenting Maryland's Women's Suffrage History Project Sponsor: The Society For The Preservation Of Maryland Antiquities, Inc.	Project work includes outreach and educational activities related to the women's suffrage movement in Maryland, including a lecture series and a "pop-up" exhibit that will be displayed across the state.	\$10,000
Prince George's, Calvert, Charles and St. Mary's	Project Title: Documenting Domestic Service Buildings in Southern Maryland Project Sponsor: St. Mary's College Of Maryland	Project work includes survey and documentation of early domestic outbuildings in southern Maryland with narrative essays on the evolution of each building, high-resolution digital photographs, and measured drawings.	\$45,000

County	Project & Sponsor	Description	Grant Award
Frederick	Project Title: Preparation of Final Site Report for the Biggs Ford Site Project Sponsor: The Archeological Society of Maryland, Inc.	The project will produce a final report chronicling the history of archeological investigations at Biggs Ford (18FR14), including the 1969-1970 excavations by Tyler Bastian, the 2009 surface collection by the Trust, and the 2013-2015 field sessions by the Trust, ASM, and the American University.	\$13,500
Anne Arundel	Project Title: Heritage Themes and Historic Preservation Planning in Anne Arundel County Project Sponsor: Anne Arundel County	Project work includes undertaking a review of heritage themes and sites in Anne Arundel County resulting in the development of a survey report on one major, underrepresented heritage theme and the completion of new and updated Maryland Inventory of Historic Properties (MIHP) forms.	\$17,500
St. Mary's	Project Title: Geophysical Prospection: Locating the 1634 Fort at St. Mary's City Project Sponsor: Historic St. Mary's City	Project includes a geophysical survey in an attempt to locate the 1634 palisaded fort erected by the first European settlers of St. Mary's City. Geophysical prospection will be used at the Mill Field site and a five-acre site in city center, both strong candidates for the location of the fort.	\$16,000
Calvert	Project Title: 2018 Tyler Bastian Field Session in Maryland Archeology Project Sponsor: The Archeological Society of Maryland, Inc.	The Tyler Bastian Field Session in Maryland Archeology provided the public the opportunity to work on a professionally supervised excavation at the Calverton site along Battle Creek in Calvert County in late May, early June 2018.	\$13,000
Baltimore City	Project Title: National Register of Historic Places Nomination for Morgan Park Project Sponsor: The Morgan Park Improvement Association, Inc.	Project work includes completion of a National Register district nomination for Morgan Park, an African-American neighborhood in Baltimore.	\$10,000

County	Project & Sponsor	Description	Grant Award
Dorchester	Project Title: Honga River Coastal Archaeological Survey - Dorchester County, Maryland Project Sponsor: Chesapeake Bay Watershed Archaeological Foundation, Inc.	This project includes an archeological survey along the Honga River Watershed. Site files for 36 existing sites will be updated and site data for newly documented sites will be completed. A summary report will be completed with all deliverables prepared to the standards outlined by the Trust.	\$20,000
St. Mary's	Project Title: Partial Historic Sotterley Historic Structures Report Project Sponsor: Historic Sotterley, Inc.	The project includes the preparation of a Historic Structures Report (HSR) for the Madame Bowles Chamber, also known as the "Red Room" at Sotterley.	\$10,000

Two examples of the work undertaken with FY18 grant funds include the Lower Eastern Shore Threatened Sites Survey and Honga River Watershed Archeological Survey in Dorchester County.

Lower Eastern Shore Threatened Sites Survey

The Somerset County Historical Trust was awarded a FY18 Non-Capital Grant to conduct a regional historic sites survey of threatened buildings located in low-lying areas of Somerset and Dorchester counties. The Threatened Sites Survey has been designed to help mitigate the potential loss of historic information by field survey and research in vulnerable, low-lying districts and islands in two counties on the Lower Eastern Shore. Architectural historian Paul Touart is undertaking the field survey to identify and document approximately 57 historical and cultural sites primarily concentrated in the Mt. Vernon district and on Smith Island in Somerset County, as well as sites located on Elliott's Island and within the Neck Election District of Dorchester County. The comprehensive survey will enhance the knowledge, awareness, and preservation of historic structures in the targeted areas.



The John B. Horner House, c. 1860, Mt. Vernon vicinity, Somerset County.



The William Nelson Homestead, c. 1830-40, Crisfield vicinity, Somerset County.

Honga River Watershed Archeological Survey, Dorchester County



The FY18 Non-Capital Grant received by the Chesapeake Bay Watershed Archaeological Research Foundation (CWAR) will be completed in the first quarter of 2019. Funding was used to conduct an archeological survey along the Honga River Watershed. The watershed encompasses 91 linear miles of shoreline, which largely consists of a combination of eroding upland and eroding tidal marsh. This important survey documents the impacts of both coastal erosion and sea-level rise on the archeological resources of Dorchester County. Site files for 39

existing archeological resources were updated and an additional 33 new sites were discovered.

Based on calculated rates of erosion, CWAR was able to provide the Trust with a preliminary assessment of site survival times. Sites were then ranked based on both their estimated survival times and their likelihood to yield intact archeological deposits. It is hoped that in future years the Trust can use this data as a planning tool to prioritize research and better leverage state resources to document these eroding pieces of Maryland's history.



Left: An eroding shell-filled pit feature along the south shore of Site 18D0368.



Left: An 1,100-1,800 year-old Mockley pottery Sherd from 18D0368.

Activity of the Non-Capital Grant Program in FY 2019

In 2018, the Maryland General Assembly appropriated \$300,000 in special funds for the FY19 Non-Capital grant cycle. In May 2018, the Trust issued an announcement of the availability of funds and workshops for prospective applicants via our website.

Anne Arundel County Thursday, June 14, 2018 1:00 PM - 4:00 PM 100 Community Place Crownsville, MD 21032 (24 attendees)	Anne Arundel County Wednesday, June 27, 2018 10:00 AM - 1:00 PM 100 Community Place Crownsville, MD 21032 (21 attendees)
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Below is the FY19 Non-Capital Grant Program schedule:

July 9, 2018: Intent to Apply due

October 1, 2018: Full application due

October-November 2018: Grant awards reviewed by the MHT Board of Trustees, grant awards approved by the Secretary of Planning, and award letters mailed

Historical and Cultural Museum Assistance Program (State Finance and Procurement Article §5A-353(c))

Maryland is home to more than 300 museums and heritage sites, which are open to the public. In an effort to encourage continued important contributions to education, research, conservation and heritage tourism, the Historical and Cultural Museum Assistance Program provides technical assistance, services, and financial aid in the form of grants. Before October 1, 1996, this program was funded by an annual appropriation through the General Fund. Since October 1996, the program was funded through the Maryland Historical Trust Historic Preservation and Historical and Cultural Museum Assistance Grant Fund, which is a combination of General and GO bond funds. In FY18, the program did not receive general or capital fund appropriations.

Historic Preservation Loan Program (State Finance and Procurement Article §5A-327(m))

The Historic Preservation Loan Program offers low-interest loans to nonprofit organizations, local jurisdictions, businesses and individuals to acquire, rehabilitate, or restore historic structures listed or eligible for listing in the Maryland Register of Historic Properties. The program is funded through the Historic Preservation Loan Fund. Loans are made available on a first-come, first-served basis and carry a maximum repayment term of 20 years. The loan fund is replenished by repayments and appropriations from the Maryland General Assembly.

Activity of the Loan Program in FY 2018

In December 2017, a loan commitment was extended to Firehouse Rentals LLC for partial exterior rehabilitation of the Junior No. 3 Firehouse located at 105-107 N. Potomac Avenue, Hagerstown. As part of the Hagerstown National Register Historic District, the firehouse reflects the transformation of Hagerstown from the 1880s to circa 1910, when the city's commercial core took on its current urban appearance. Built in 1892, this firehouse is a three-story brick building with Romanesque and high Victorian Gothic influences. Its main feature is the central tower with its belfry mounted on top of a mansard roof. The tower and main mansard roofs are covered with color banded slate. It is a four-bay structure with stained glass and multiple lights over one-light windows.

The firehouse has two first-floor and one second-floor commercial rental spaces. The husband and wife members of the LLC purchased the property in 2006, and are currently rehabilitating the firehouse to serve as an event space with in-house catering and a bridal suite with a first-floor commercial rental space. Additional work may include rehabilitation of the interior staircases, installing an elevator, restoring remaining windows, replacing the HVAC system, and removing some interior partitions.

The FY17 loan received by Firehouse Rentals LLC was used to refinance the borrower's existing loan. The balance of the loan and the additional FY18 loan proceeds are being used to pay a portion of the costs of rehabilitation of the exterior, including full scaffolding of the front façade to allow repair of stained glass windows, replacement of slate mansard roofs at front elevation and belfry, replacement of four dormers in belfry, replacement of

windows in belfry dormers, replacement of built-in gutters, removal of the non-historic marquee, masonry repointing, and repainting. An interest only period is offered during the anticipated two-year period of rehabilitation, during which there is expected to be no rental income from the property. A perpetual preservation easement on the property has been conveyed to the Trust.



The Junior No. 3 Firehouse retains significant exterior and interior features, including the fire pole, original central staircase, stained glass windows, and the large assembly space on the second floor, which has been used for social events since its days as a firehouse. The stained-glass windows have been repaired and reinstalled; the slate roof, belfry dormers, and gutters have been replaced; and the non-historic marquee has been removed. Loan funded work is nearly complete; the project will utilize the small commercial tax credit program on future phases of work.

Trust staff continues to work with other potential loan applicants and provide technical assistance to potential and ongoing loan projects.



CHANGING
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