

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Historic Charles W Baldwin Hall		
2. Senate Sponsor	3. House Sponsor	
Simonaire		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Anne Arundel County	\$25,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Historic Charles W. Baldwin Hall property		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator Bryan W. Simonaire		Bryan.Simonaire@senate.state.md.us
Gail Campbell		
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Severn Cross Roads Foundation is a 501(c)(3) non-profit based in Millersville, MD on Historic Generals Highway. Our mission is two-fold. We work to preserve and manage Historic Baldwin Hall (1861) which is on the National Register of Historic Places. An additional part of our mission is to provide a community center for scouts, music, arts, and fitness groups. These valuable human services enrich the lives of citizens in our community. We sponsor and partner with Boy Scout Troop 804, which has completed 23 Eagle Scout projects on our grounds. In addition, we frequently provide meeting space, free of charge, for representatives and groups that share district information for citizen input in a location that is convenient for local residents.</p>		

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

Charles W. Baldwin Hall is a historic building constructed during the Civil War Era. The building has 21 original tall, arched, nine over nine double hung "Gothic Style" sash windows. In an independent report by EHT Tracerics, a historic preservation consultant, it was noted that there is evidence of water damage, as well as wood rot, in the windows. In addition, the pulley systems, which allow windows to open and close, are not operational. Also, some of the glass panes are cracked. The windows need to be re-glazed, repaired, restrained, both interior and exterior. Insulation needs to be added and it is suggested that the windows should be fitted with UV resistant, non-glare, acrylic panels on the exterior. The exterior panels would protect the windows from the elements and help save energy.

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

Acquisition	
Design	
Construction	\$30,000
Equipment	
Total	\$30,000

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

Severen Cross Roads Foundation	\$5,000
LBI	\$25,000
Total	\$30,000

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
Complete	Complete	6/1/2024	10/29/2024
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
5000.00		10,000	12,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Severn Cross Roads Foundation P.O. Box 223 Crownsville, Maryland 21032		Historic Charles W. Baldwin Hall 1358 Millersville Road Millersville, Maryland 21108	
20. Legislative District in Which Project is Located	12B - Anne Arundel County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Julie Anderson Reinhart	Has An Appraisal Been Done?	Yes/No
Phone:	410-268-5035		No
Address:		If Yes, List Appraisal Dates and Value	
Anderson Reinhart Law, LLC 92 Franklin Street P.O. Box 64 Annapolis, Maryland 21404-0064			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
1	1	122181.00	122181.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	Approximately 11,200 sq. ft;		
Space to be Renovated GSF	Windows only		
New GSF	No change to sq. ft.		

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

1861

28. Comments

From March 2020, and for the three years that followed, Severn Cross Roads Foundation was unable to raise necessary funds to operate Historic Charles W. Baldwin Hall, our 1861 Civil War Era building. Prior to that time, our main source of income had been from rentals for weddings and other community events. Since most of the events during this pandemic period were canceled, our finances have been severely impacted. The money we had in reserve has been used to cover our operating expenses such as utilities and insurance. We have also had some unexpected expenses, such as the replacement of two of our HVAC systems which had to be immediately replaced. This further depleted our financial resources. We currently have other structural needs, such as a leaking roof and site drainage issues affecting our basement. These combined issues make it more difficult to generate income from rentals and further impact our financial situation.

We have received several donations from our members and the community that covered some of our smaller expenses, but we have been unable to raise the amount necessary for historic window repairs, which are in need of immediate attention before serious structural damage occurs.

Any assistance from this Legislative Bond Initiative would allow us to repair our historic windows and preserve this 19th Century treasure that is Historic Charles W. Baldwin Hall. The trustees appreciate your consideration of this request.