

# State of Maryland

## 2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
393	SB343	2420	HB310	Warren Historical Site - Loving Charity Hall
3. Senate Bill Sponsors				House Bill Sponsors
Garagiola				Feldman
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery				\$500,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of the Heritage Tourism Alliance of Montgomery County, Inc. for the reconstruction, repair, renovation, construction, and capital equipping of Loving Charity Hall in Martinsburg.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of the Act.				
8. Special Provisions				
The grantee shall grant and convey to the Maryland Historical Trust a perpetual preservation easement to the extent of its interest. No portion of the proceeds of the loan or any other matching funds may be used for the furtherance of sectarian religious instruction, or in connection with the design, acquisition, or construction of any building used or to be used as a place of sectarian religious worship or instruction, or in connection with any program or department of divinity for any religious denomination.				
9. Contact Name and Title			Contact Phone	Email Address
Amy Hussong, Executive Director, HMD			301.972.8588	historicmedley@aol.com
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>The Warren Historic Site Committee, Inc. ("WHSC") is a 501(c) 3 historic preservation organization incorporated in 1998. WHSC was established to manage and restore the buildings located on the site of the Warren Historic District in western upper Montgomery County. The buildings on the Warren Historic site served as the nucleus for an African American community of 30-40 homes, which flourished following the Civil War in the mixed race village of Martinsburg. At the center of the African American community, three buildings of historical significance were erected; a church, a one-room schoolhouse and a lodge hall.</p> <p>Historic Medley District, Inc. is a 501 (c) 3 incorporated in Maryland in 1974. The organization's 265 dues-paying volunteers are dedicated to the conservation of structures, objects and spaces that contribute to the historic character of western Montgomery County, and to the promotion of research and education in local history. In addition to historic preservation projects, we operate three museum sites that are open to the public, especially seniors and schoolchildren on field trips, throughout the year.</p>				

**11. Description and Purpose of Project** (3000 characters maximum)

The Loving Charity Hall was constructed in 1914, preceded by the Warren Methodist Episcopal Church built in 1903 and the Martinsburg Negro School built in 1886. The Loving Charity Hall was associated with a nationwide fraternal benefit society known as the General Grand and Accepted Order of Brothers and Sisters of Love and Charity. The building served as a place for community social events, movies, plays and for other civic activities. The hall presently is in a severe state of deterioration and was in danger of collapse, but has been stabilized in December 2006 by a grant from Montgomery County. The reconstruction and renovation funded by this bond proposal will allow the hall to be operated as a museum, a meeting hall, a special events venue, and to archive material which trace back to its origins. WHSC has secured construction estimates to complete the work as follows:

Architectural, Engineering, Construction Management & Permits	\$ 50,125
Site Work	20,000
Demolition & Salvage, Trash Removal	36,800
Building Repairs	
Concrete, masonry, foundation repairs, new steel I beam, carpentry, framing, siding, roofing, insulation, painting, staining	275,000
Custom windows, doors & flooring	10,000
Plumbing (modify upgrade existing)	15,000
Electrical (new service, phone network, alarm system)	8,000
HVAC (new heat pump)	15,600
Handicap access	21,600
Equipment (custom display cases, signage and equipment rental)	75,000

*Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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>	400,000
<b>Design</b>	150,000
<b>Construction</b>	427,000
<b>Equipment</b>	75,000
<b>Total</b>	<b>\$1,052,000</b>

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

Source	Amount
Land & building value	400,000
Private donation of funds & historical artifacts	27,000
Private donation of expertise (design and construction management, museum designer 1,560 hours @ \$50.00/hour and legal fees 50 hrs @ \$440.00 per hour)	100,000
Montgomery County Grant for stabilization.	\$25,000
State Bond Bill	\$500,000
<b>Total</b>	<b>\$1,052,000</b>

<b>14. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
8/1/07	12/1/07	Underway	6/1/08
<b>15. Total Private Funds and Pledges Raised as of January 2007</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>	
\$5,000	1,000 Attendees at Annual Fundraising and Community Events	12,500 at community events, field trips, and exhibits.	
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2005	100,000	Seneca Schoolhouse Museum to Historic Medley District.	
		None to Warren HSC	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Warren Historic Site Committee, Inc. P.O. Box 44 Poolesville, MD 20837 & Historic Medley District, Inc. P.O. Box 232 19923 Fisher Avenue Poolesville, MD 20837		Loving Charity Hall Warren Historic Site 22625 Whites Ferry Road Dickerson, MD 20842	
<b>20. Legislative District in Which Project is Located</b>			15
<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Otho M. Thompson, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(410) 244-7452		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Venable LLP 2 Hopkins Plaza 1800 Mercantile Bank & Trust Bldg. Baltimore, Maryland 21201			
<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	1	\$15,000	\$30,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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>			Yes
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			

Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Special Event Rental for: Receptions, Weddings, Civic and Social Events and to Showcase History	1 Time Event Rental Only		
<b>E. If property is leased by grantee – Provide the following:</b>			
Name of Leaser	Length of Lease	Options to Renew	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>			1208 sq. ft.
<b>Space to Be Renovated GSF</b>			1208 sq. ft.
<b>New GSF</b>			
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1914
<b>28. Comments: (3000 characters maximum)</b>			

Once the center of a thriving community, the Warren Historic Site is an important artifact of African American history. The Loving Charity Hall was constructed in 1914 and was preceded by the Warren Methodist Episcopal Church built in 1903 and the Martinsburg Negro School built in 1886. It is believed to be the last site in Maryland with all three buildings still in place.

A nationwide fraternal benefit society known as the General Grand and Accepted Order of Brothers and Sisters of Love and Charity provided for the African American community at a time when there was minimal schooling, senior or destitute family care, insurance, or other social services available. When assembly space was difficult to find, the Loving Charity Hall served as a place for community social events, movies, plays and for other civic activities.

Today, the 2-story frame structure is a familiar landmark on Whites Ferry Road both for its place in history and its remarkable ability to stay upright in its state of advanced deterioration. It speaks to the quality of the original construction and materials that it is still standing. The Montgomery County government awarded a \$25,000 grant for its stabilization, but the structure requires more funding to bring it back into an adaptive use that relates to its past.

Although adjacent to a historic church, the historic use of the Loving Charity Hall was as a community and social services center, not as a religious site. It will be operated as a museum, a meeting hall, a special events venue, and to archive materials which trace back to its origins. Field trips for school children will be developed as part of the museum program. Warren Historic Site is located in the Montgomery County Certified Heritage Area where the Farming History and Innovative Technology/Industrial History Clusters overlap, between Whites Ferry and the Poolesville Target Investment Zone.

The WHSC is a small, but effective, organization that has accomplished a great deal to date, both in terms of fund-raising and of developing wide support for the rehabilitation and the active use of the site as a busy community meeting place and event venue.

The Warren Historic Site is in the Medley District where HMD has been rehabilitating historic structures since 1974. HMD, with its expertise in historic preservation, looks forward to working in partnership with WHSC on the Loving Charity Hall project much as HMD, in the past, worked with the state of Maryland and other partners on similar projects including Seneca Schoolhouse, Methodist Parsonage, and the Old Town Hall.